

URBIS

55-57 STATION STREET, WENTWORTHVILLE

URBAN CONTEXT REPORT

PREPARED FOR
NUCORP CONSTRUCTION PTY LTD
OCTOBER 2018



EXECUTIVE SUMMARY

55-57 STATION STREET IS LOCATED WITHIN WENTWORTHVILLE TOWN CENTRE WHICH IS ENVISAGED TO UNDERGO MAJOR TRANSFORMATION IN THE COMING YEARS. THE FUTURE BUILT FORM WILL DEFINE THE SOUTHERN BOUNDARY OF THIS VIBRANT MIXED-USE CORE.

The planning proposal prepared by Nucorp Constructions Pty Ltd outlines a mixed-use vision of the site, which responds to the future desired character of the centre, and provides a number of significant public benefits.



38% OF THE SITE IS PROVIDED AS PUBLIC OPEN SPACE

Provision of an additional 1,040 sqm of additional publicly accessible open space as an extension to the existing Friend Park connecting the green space to the heart of the city centre.



A NEW PEDESTRIAN CONNECTION ALONG KEY DESIRE LINES

Provision of a new pedestrian link connecting Friend Park and Station Street into the heart of the town centre.



27% OF THE SITE AREA REPROVIDED AS COMMUNAL OPEN SPACE

Elevated gardens and rooftop terraces provide a variety of useable open spaces with panoramic views and generous solar access.



78% ACTIVE FRONTAGES AT GROUND FLOOR

Comprising retail premises, occupiable terraces, as well as new communal facilities for residents the ground level design maximises casual surveillance onto the surrounding streets and open spaces.



RESIDENTIAL AMENITY EXCEEDS ADG REQUIREMENTS

90.5%

of residential units achieve more than 2 hours of sunlight in mid winter.
of residential units achieve cross ventilation.



A LOCAL MARKER WITHIN A VARIED SKYLINE

Landmark corner built form provides visual marker to define city centre from the south



GENEROUS BUILDING SEPARATION

The proposed built form has increased setbacks to all surrounding development, to ensure a high level of amenity to future residents.



INCREASED SOLAR ACCESS TO PUBLIC OPEN SPACE

Built form is sited to reduce bulk impacts to Friend Park, and ensure that Extended Friend Park receives a generous amount of sunlight.

SUMMARY OF PROPOSED CHANGES TO PLANNING CONTROLS

		EXISTING CONTROLS	WENTWORTHVILLE CITY CENTRE PP DRAFT CONTROLS	55-57 STATION STREET PROPOSED CONTROLS
ZONING	55-57 Station Street + 6 Pritchard Street East	B2	(no change)	(no change)
HOB	55-57 Station Street	20m	30m	53m
	6 Pritchard Street East	10-17m	17 - 23m	53m
FSR	55-57 Station Street	2.1:1	2.5:1	3.5:1
	6 Pritchard Street East	2:1	2.2:1	3.5:1



Figure 1 3d view of the proposed scheme along Station Street looking north (source: OPRA Architects)

1.0 CONTEXT

INTRODUCTION

This document has been prepared on behalf of Nucorp Constructions Pty Ltd to accompany the Planning Proposal for the proposed development at 55-57 Station Street and 6 Pritchard Street East, Wentworthville.

In September 2015, the former Holroyd City Council prepared a Planning and Place Making Strategy for the Wentworthville Centre which identified increases in density (height and FSR) for the sites within Wentworthville Town Centre. This strategy was revised in October 2017 and formed a key document that accompanied the Planning Proposal for the Wentworthville Centre. In May 2018, the DPE issued Cumberland Council with Gateway Determination for the Wentworthville Town Centre Planning Proposal.

Nucorp Constructions Pty Ltd is lodging a site specific Planning Proposal for a mixed use development comprising ground floor retail with 14 storeys of residential above, and seeking a maximum height of 53m, and an FSR of 3.5:1.

CONTENTS

1.0	CONTEXT	4
1.1	Site Location And Description	4
1.2	Central Sydney District Plan	6
1.3	Holroyd Lep 2013	7
1.4	Wentworthville Town Centre Planning Proposal	8
1.5	Existing Local Character	10
1.6	Future Desired Character	11
2.0	DESIGN DEVELOPMENT	12
2.1	Site Analysis	12
2.2	Design Principles	14
2.3	Compliant Built Form	16
2.4	Built Form Evolution	18
2.5	Summary Of Proposed Scheme	20
3.0	DESIGN OUTCOMES	22

1.1 SITE LOCATION AND DESCRIPTION

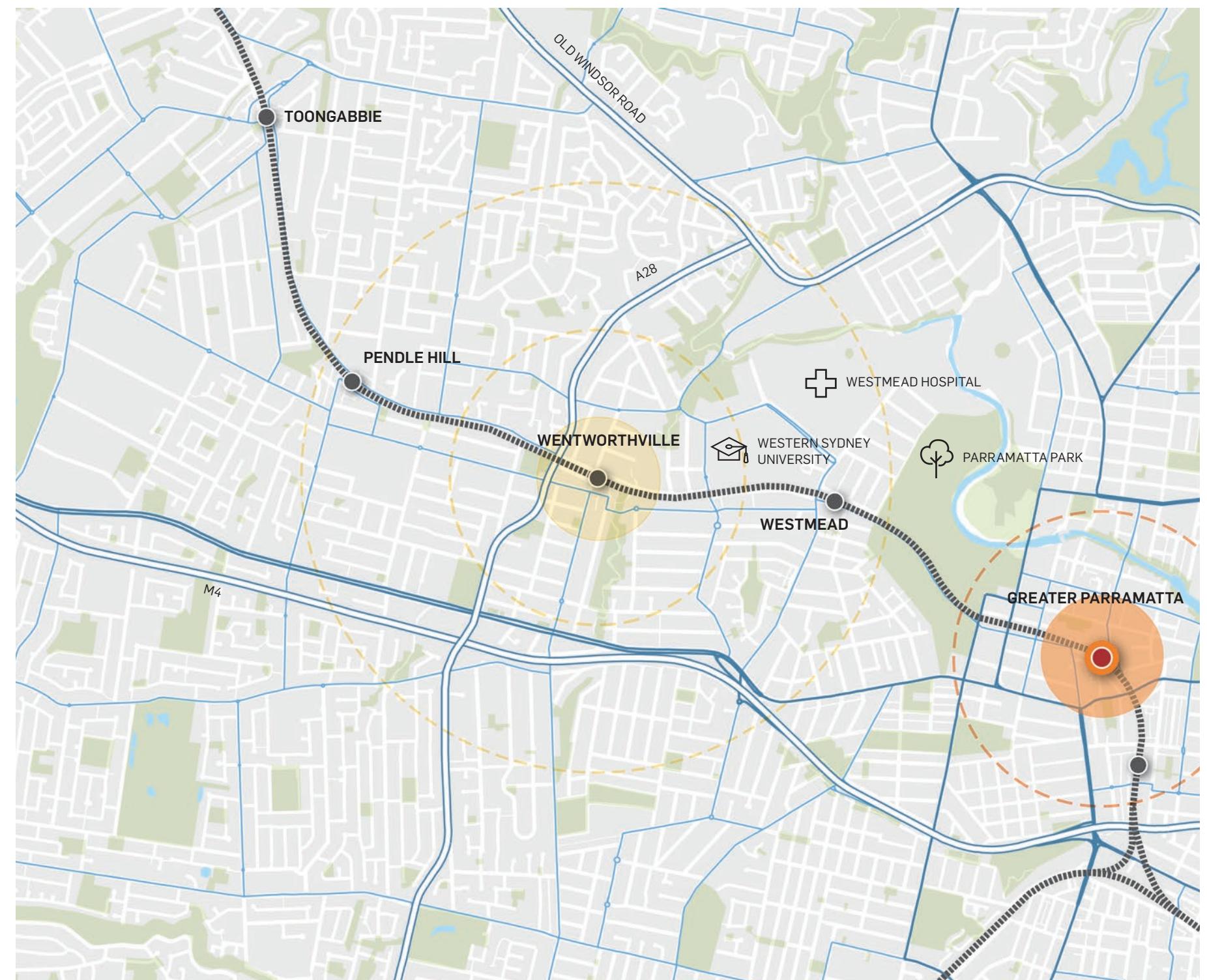


Figure 2 Site location

The site is located within Wentworthville Town Centre, which is located 3km west of Parramatta CBD.

The site is well serviced by public transport, being located just 250m south of the Wentworthville Railway Station. Wentworthville is serviced by the T1 Western Line service and the T5 Cumberland Line service, and provides direct connections to:

- Parramatta CBD (5mins)
- Sydney CBD (32 mins)
- Liverpool (30 mins)
- Blacktown (13 mins)

The site is also well serviced by road infrastructure, with direct access to the A28 Cumberland Highway off Dunmore Street in the town centre to the west of the site, connecting south to Liverpool and north towards Hornsby. Access to the M4 is also via A28 within 3km and access to M2 and M7 is within 10km.

The subject site consists of 4 separate lots, including 55-57 Station Street, and 6 Pritchard Street East.

The site forms a corner allotment with a primary frontage to Pritchard Street East and a secondary frontage to Station Street, with a site area of 2,759 sqm.

The site currently consists of an unused service station located a 55-57 Station Street, and two retail buildings at 6 Pritchard Street East including a hairdresser and a day spa.

Immediately adjoining the southern boundary of the site is Friend Park. This is the only public park in the town centre, and is well landscaped and contains some significant trees and childrens play equipment.

To the east of the site consists of a couple of detached and low scale mixed use buildings along Pritchard Street, including a physiotherapy, a land surveying office, a lawyers office and a pathology practice.

To the north of the site is a low scale commercial and retail building, consisting of a gym, a spare car parts shop, a hair and beauty salon and a video shop.

To the east of the site is a large one storey supermarket and the Wentworthville Hotel.

Beyond these and to the south-west of the site is low density detached housing.



Figure 3 Aerial photo and immediate context

1.2 CENTRAL SYDNEY DISTRICT PLAN

Wentworthville has been identified within the Central Sydney District Plan as a Planned Precinct, which has been identified for significant population growth. The precinct will need to be linked to a variety of employment opportunities, infrastructure, services and residential dwellings.

Wentworthville is identified as a local centre. Local centres are a focal point of neighbourhoods, including clusters of local shops and vibrant main streets. These local centres are highly accessible and provide interchanges for bus and rail networks linking to strategic centres.

Local centres have the opportunity to be mixed-use, walkable, cycle-friendly neighbourhoods in the future. As service frequencies and travel times are improved, there is a need for Council's to consider local conditions through place-based planning addressing the following principles:

- provide public realm and open space;
- deliver transit-oriented development and co-locate facilities and social infrastructure;
- improve walking, cycling, and public transport connections;
- protect or expand retail and/or commercial floorspace and employment opportunities; and
- increase residential development within the centre.

LEGEND

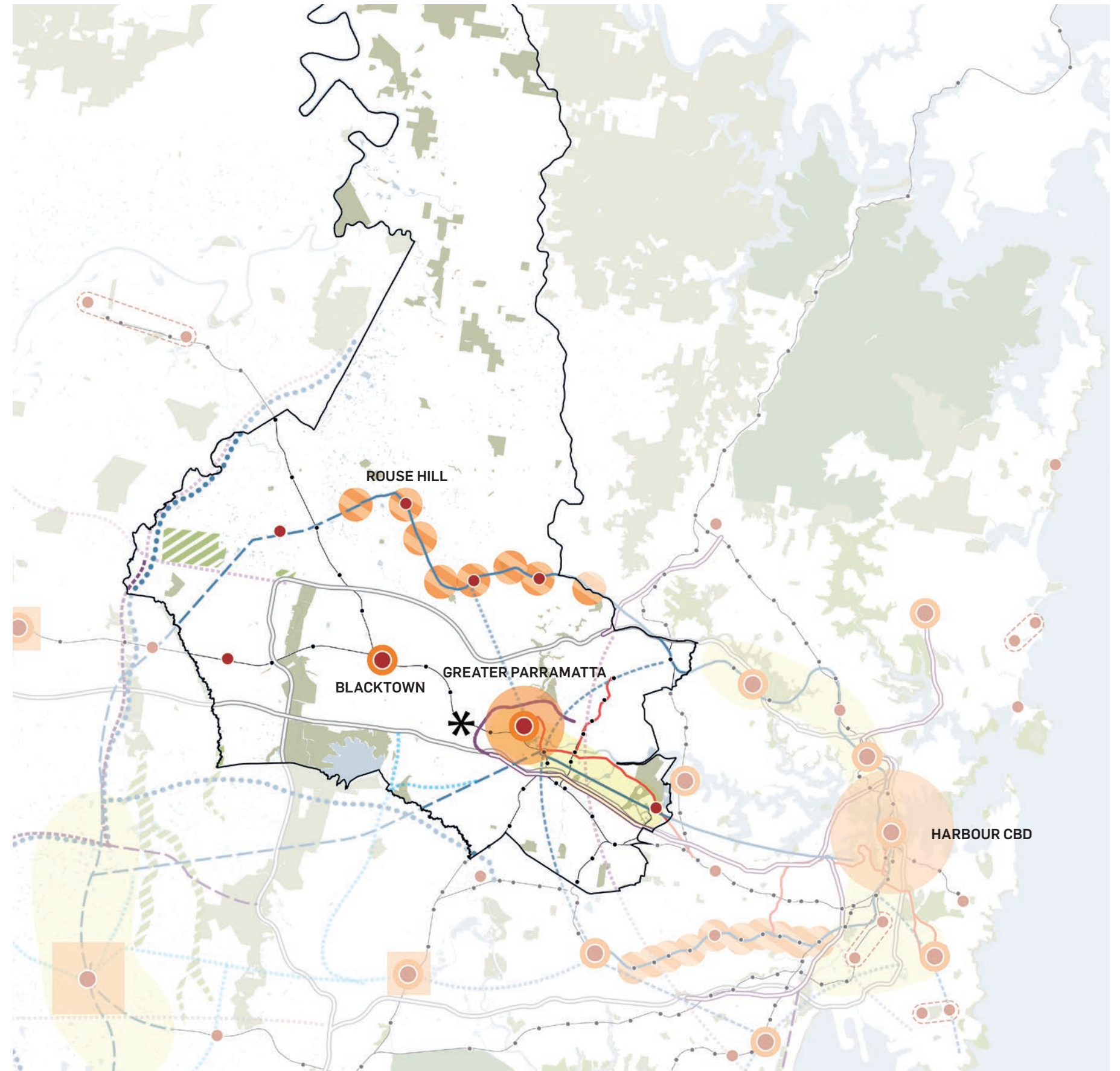
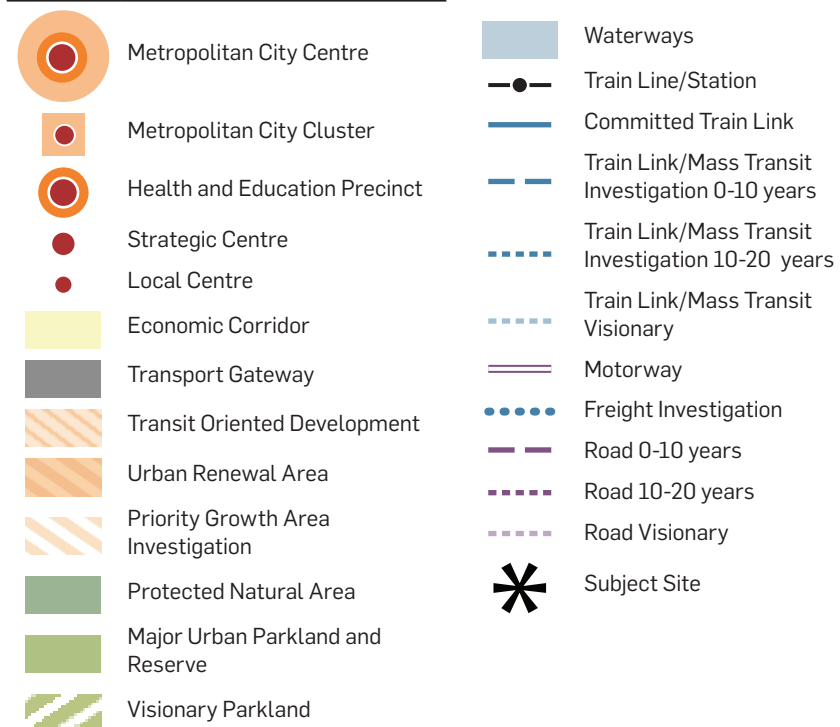


Figure 4 Central Sydney District Plan

1:250,000 @ A3

1.3 HOLROYD LEP 2013

ZONING

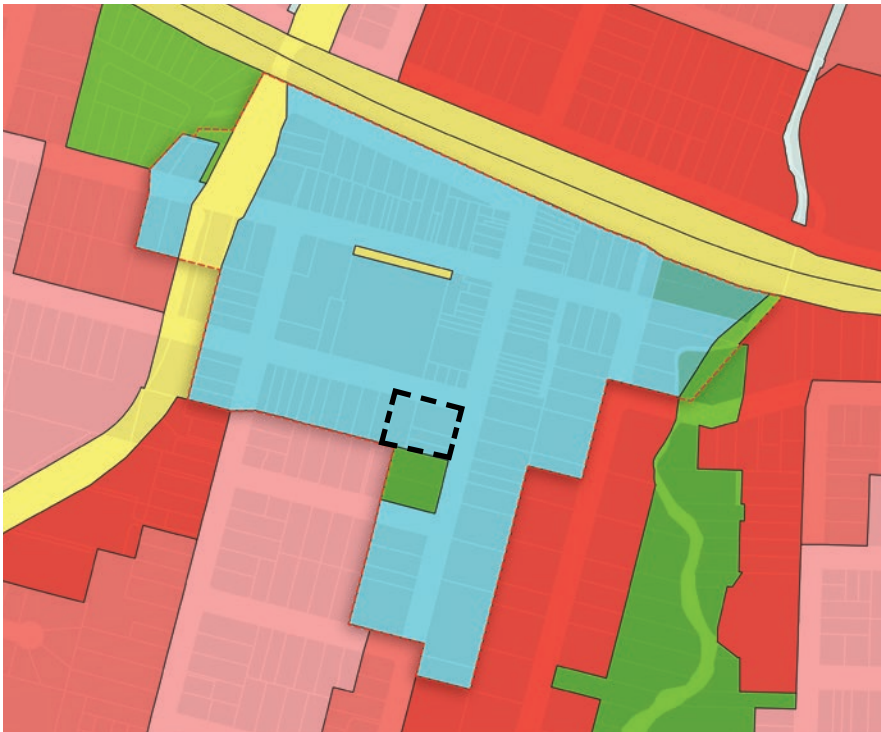


Figure 5 Existing zoning plan

The site falls within the Holroyd LEP 2013, however due to council amalgamations Wentworthville is now a part of Cumberland LGA. Currently, the site is zoned B2 Local Centre.

LEGEND

- Local Centre
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Public Recreation
- Infrastructure
- Subject to separate planning proposals

MAX HEIGHT OF BUILDINGS

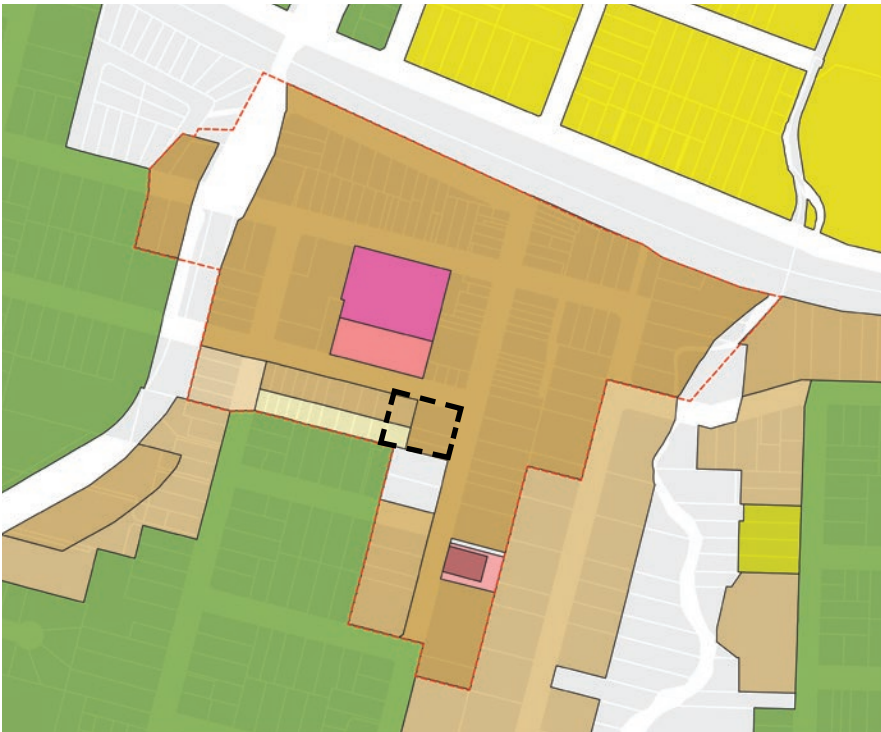


Figure 6 Existing maximum height of buildings plan

The site currently has a 20 metre maximum height of building on 55-57 Station Street. 6 Pritchard Street East to the north has a 17 metre maximum height, and to the south a 10 metre maximum height.

LEGEND

- 9
- 12.5
- 15
- 17
- 18
- 20
- 23
- 29
- 30
- 39
- 62

MAX FLOOR SPACE RATIO

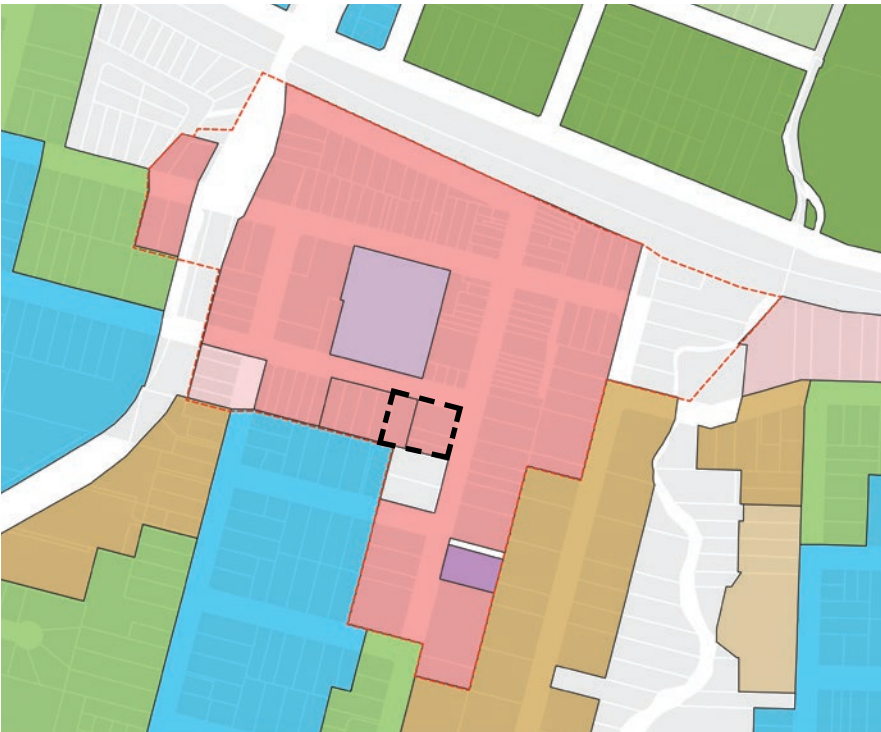


Figure 7 Existing maximum floor space ratio plan

55-57 Station Street currently has a maximum FSR of 2:1. 6 Pritchard Street East has a maximum FSR of 2.2:1.

LEGEND

- 0.5
- 0.7
- 1
- 1.2
- 1.5
- 2
- 2.2
- 2.5
- 2.8
- 4
- 4.5

1.4 WENTWORTHVILLE TOWN CENTRE PLANNING PROPOSAL

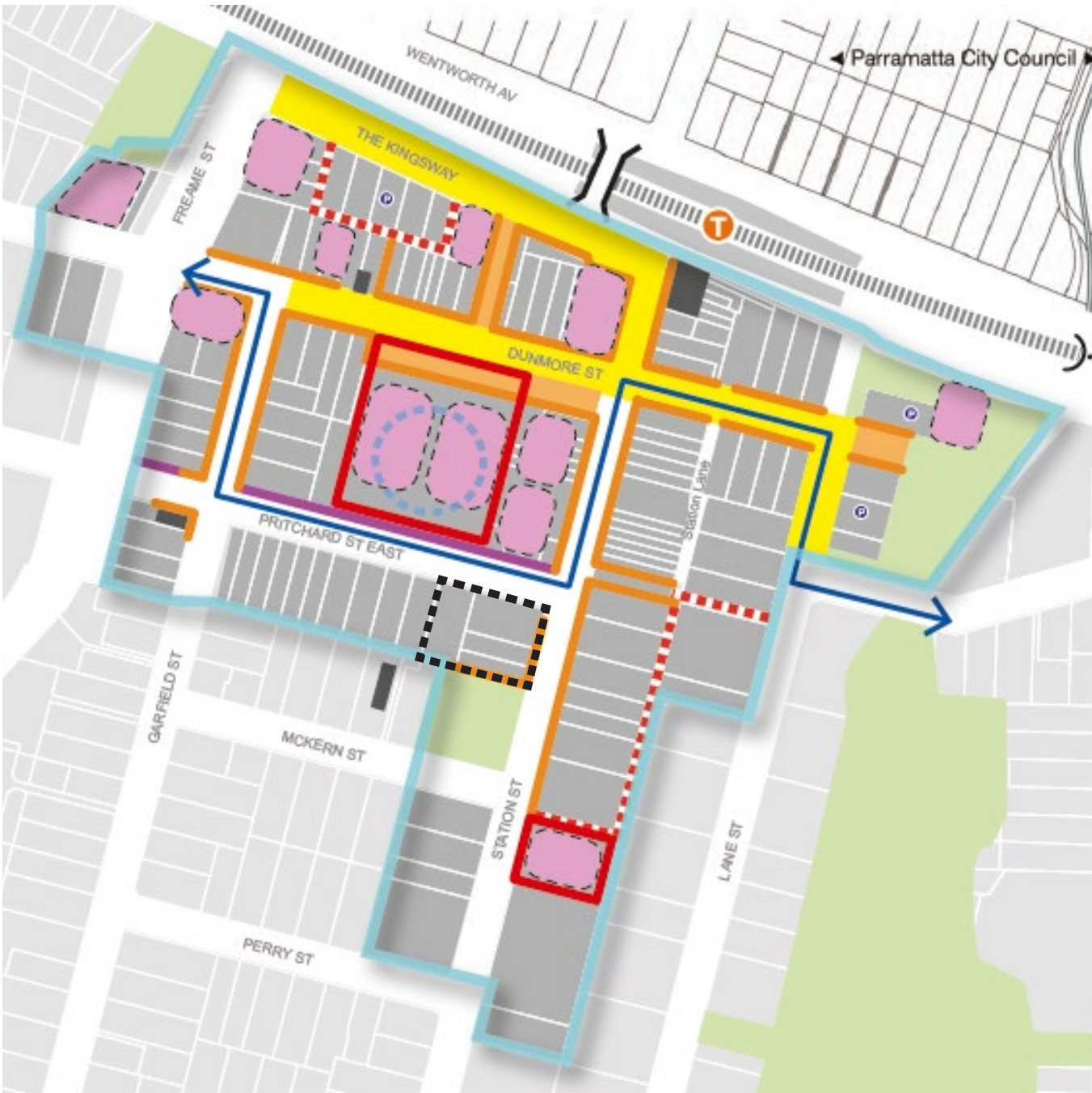


Figure 8 Wentworthville Centre Structure Plan

Cumberland Council is seeking to facilitate the revitalisation and renewal of Wentworthville Town Centre. As part of this work, a Planning and Place-Making Strategy has been developed for the centre.

The strategy provides a vision for the Centre as:

"A progressive, colourful, vibrant and engaging local centre that is comfortable and well connected to the surrounding area and facilities. Wentworthville Centre will be a great place to live and shop; to stay."

Key urban design principles from the planning proposal and place making strategy that are relevant to the site include:

- Ensuring pleasant and safe pedestrian access along streets and to key destinations:
 - Promote primary retail frontage along Dunmore Street and Station Street with secondary commercial frontages along other streets
 - Encourage increased pedestrian permeability within the centre with new links and arcades
- Reinforcing fine grain shop fronts that accentuate pedestrian scale and provide human interest along the streets:
 - Express the existing subdivision pattern in future building façade design. On large sites, introduce a vertical rhythm along the street consistent with existing narrow frontage shops
 - Define a street wall datum with upper levels setback to create well-proportioned and human scale streets
- Enhancing sense of landscape and green outlook within the Town Centre:
 - Transition between street edge active frontage in the town centre and landscape street setback in residential streets
- Providing new and enhanced public spaces with increased opportunities for public gathering and celebration within the town centre
 - Improve access to and use of Friend Park

Promoting site amalgamation to deliver mixed use buildings with high amenity residential at upper levels.

Promoting street aligned buildings with a 4-5 storey street edge and active retail/commercial frontages at ground level.

Sensitively locating taller heights to enhance the legibility of the centre, mark key places and retain solar access to streets and public spaces.

- Ensuring pleasant and safe pedestrian access along streets and to key destinations:**
- Promote primary retail frontage along Dunmore Street and Station Street with secondary commercial frontages along other streets
 - Encourage increased pedestrian permeability within the centre with new links and arcades
- Reinforcing fine grain shop fronts that accentuate pedestrian scale and provide human interest along the streets:**
- Express the existing subdivision pattern in future building façade design. On large sites, introduce a vertical rhythm along the street consistent with existing narrow frontage shops
 - Define a street wall datum with upper levels setback to create well-proportioned and human scale streets
- Enhancing sense of landscape and green outlook within the Town Centre:**
- Transition between street edge active frontage in the town centre and landscape street setback in residential streets
- Providing new and enhanced public spaces with increased opportunities for public gathering and celebration within the town centre**

LEGEND

- Study Boundary
- Mid-rise Development
- Public Plaza
- Primary Active Frontages
- Preferred Supermarket Location
- New Laneways
- New Slow Zone
- Heritage
- Sites with Significant Building Height
- Secondary Active Frontages
- Main Street Bypass
- Subject to Separate Planning Proposal

ZONING

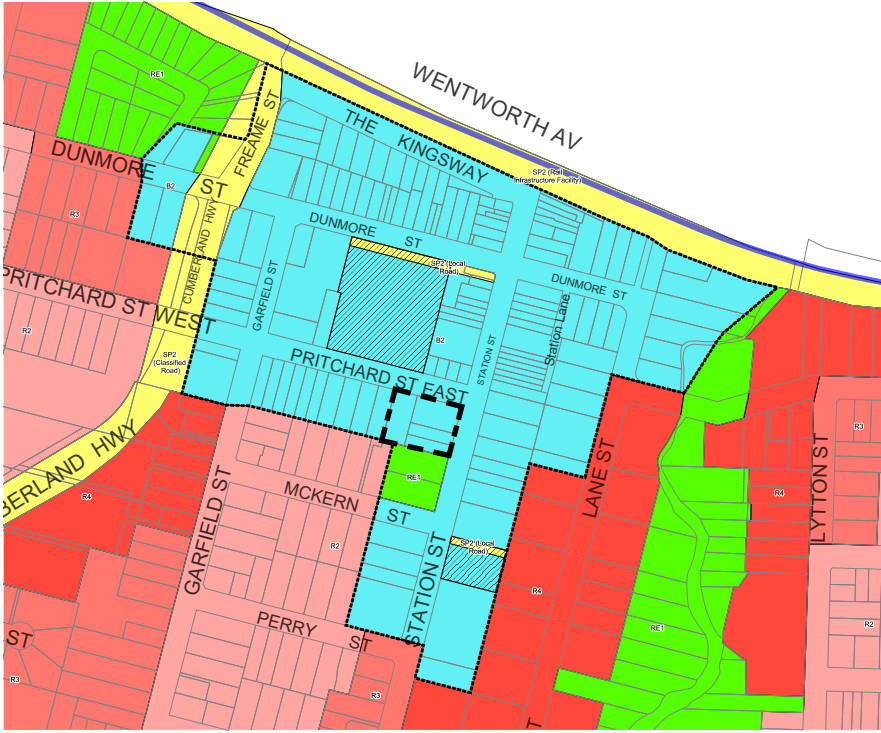


Figure 9 Existing zoning plan

The Wentworthville Centre Planning Proposal seeks to amend both the Floor Space Ratio and Height of Buildings for the entire centre, however the zoning for the centre will remain the same.

LEGEND

- Local Centre
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Public Recreation
- Infrastructure
- Subject to separate planning proposals

MAX. HEIGHT OF BUILDINGS

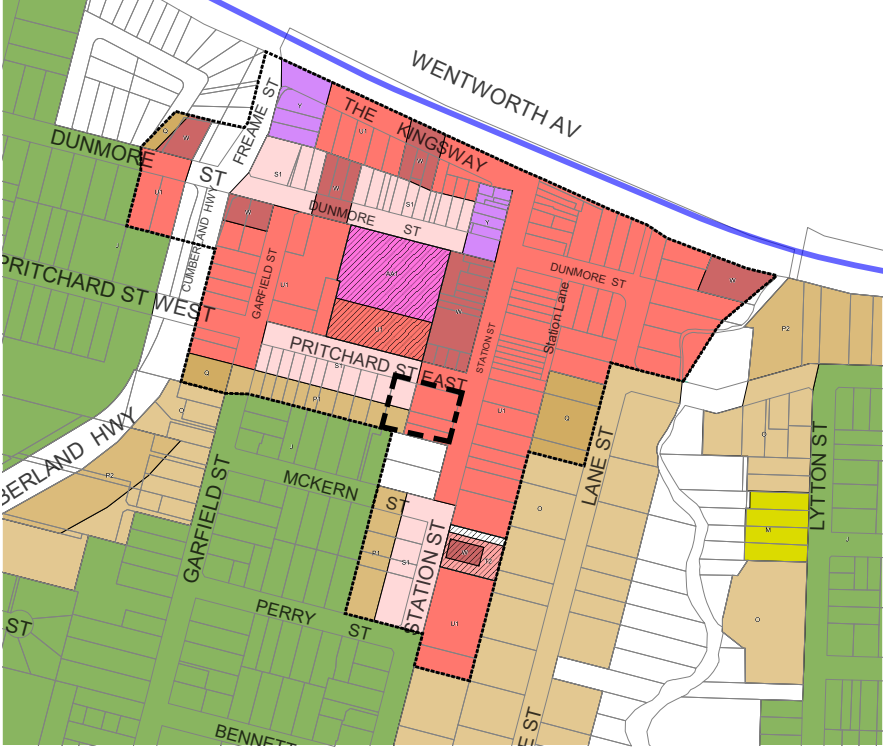


Figure 10 Proposed HOB

The Wentworthville Centre Planning Proposal seeks to amend the height of buildings for the entire centre.

The maximum height of buildings for 55-57 Station Street will increase from 20 metres to 30 metres. The north of 6 Pritchard Street E will increase from 17 metres to 23 metres, and the south from 10 metres to 17 metres.

LEGEND

- 9
- 12.5
- 15
- 17
- 18
- 20
- 23
- 29
- 30
- 41
- 53

MAX FLOOR SPACE RATIO

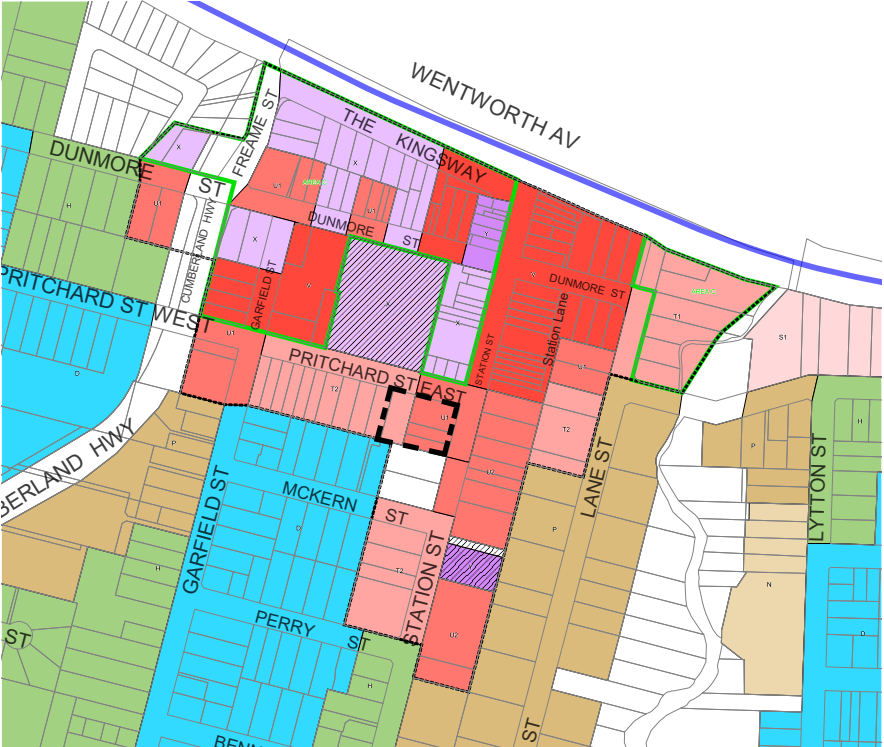


Figure 11 Proposed FSR

The Wentworthville Centre Planning Proposal seeks to amend the maximum floor space ratio for the entire centre.

The maximum FSR for 55-57 Station Street will increase from 2:1 to 2.5:1. The maximum FSR allowed on 6 Pritchard Street East will increase from 2:1 to 2.2:1.

LEGEND

- 0.5
- 0.7
- 1
- 1.2
- 1.5
- 2
- 2.2
- 2.5
- 2.8
- 3
- 4
- 4.5

1.5 EXISTING LOCAL CHARACTER

The site is located within the Wentworthville Town Centre, which is zoned B2 Local Centre, and consists of a variety of different mixed uses, including residential, retail, professional services, medical services, eateries, community facilities, public open space and car parking. Street based active retail is generally concentrated along two key axis being Station Street and Dunmore Street, contributing to the vitality of the centre. Station Street also forms the main pedestrian spine to the train station.

The centre has a village feel and is characterised by medium-scaled walkable buildings. The existing built form consists primarily of low-rise buildings, mainly 1-2 storeys in height, with a few 4-6 storey buildings along Station Street, Dunmore Street and Lane Street.

KEY DIRECTIONS

- Regeneration of the subject site should retain the fine grain frontage of the existing retail and restaurant uses.
- There is an opportunity to activate the facade along Station Street, to improve street legibility, pedestrian experience and safety.

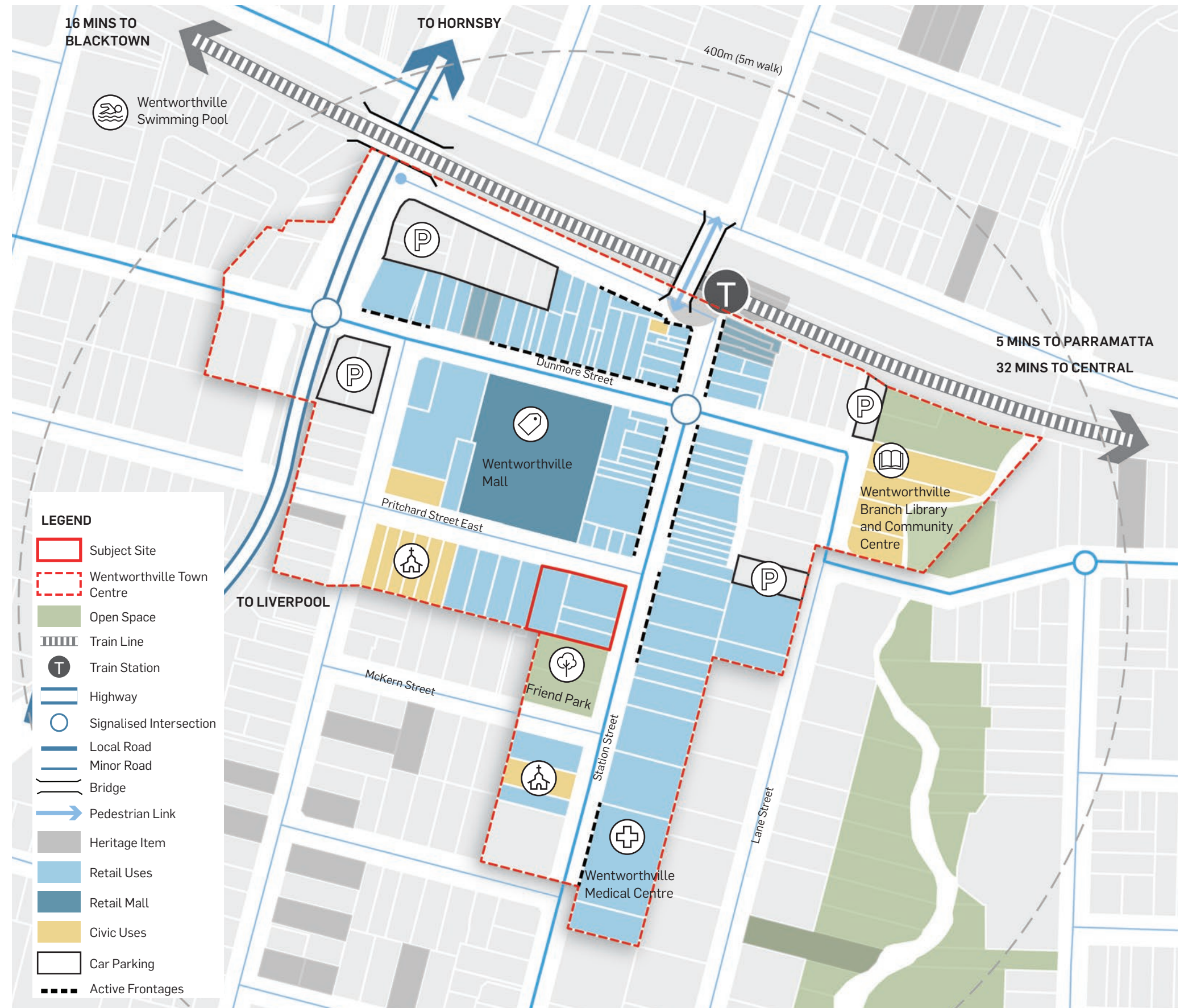


Figure 12 Existing local context analysis

1:3000 @ A3
0 25 50 75 100 125 150

1.6 FUTURE DESIRED CHARACTER

The future character of Wentworthville Town Centre as articulated within the Wentworthville Centre Planning Proposal is underpinned by the following built form principles:

- the built form is recommended to establish a predominately mid rise scale across the centre;
- a street wall height of 5 storeys will maintain the human scale of the centre and retain the village atmosphere;
- active frontages are concentrated along Station Street and Dunmore Street; and
- taller buildings within the centre are identified in strategic locations which reinforce key entries to the centre as well as co-located with public realm improvements.

KEY DIRECTIONS

- Key outcomes for the site include:
 - active frontages along Station Street and Friend Park
 - a pedestrian connection linking Friend Park to Pritchard Street East which will improve the activation of the park and integrate it into the core of the centre
- Taller buildings have been identified in the Planning Proposal to be located to reinforce key entries to the centre. While the site is not identified in the Planning Proposal as having potential for significant uplift, it has the potential to be a marker building positioned as the southern gateway to the retail centre.

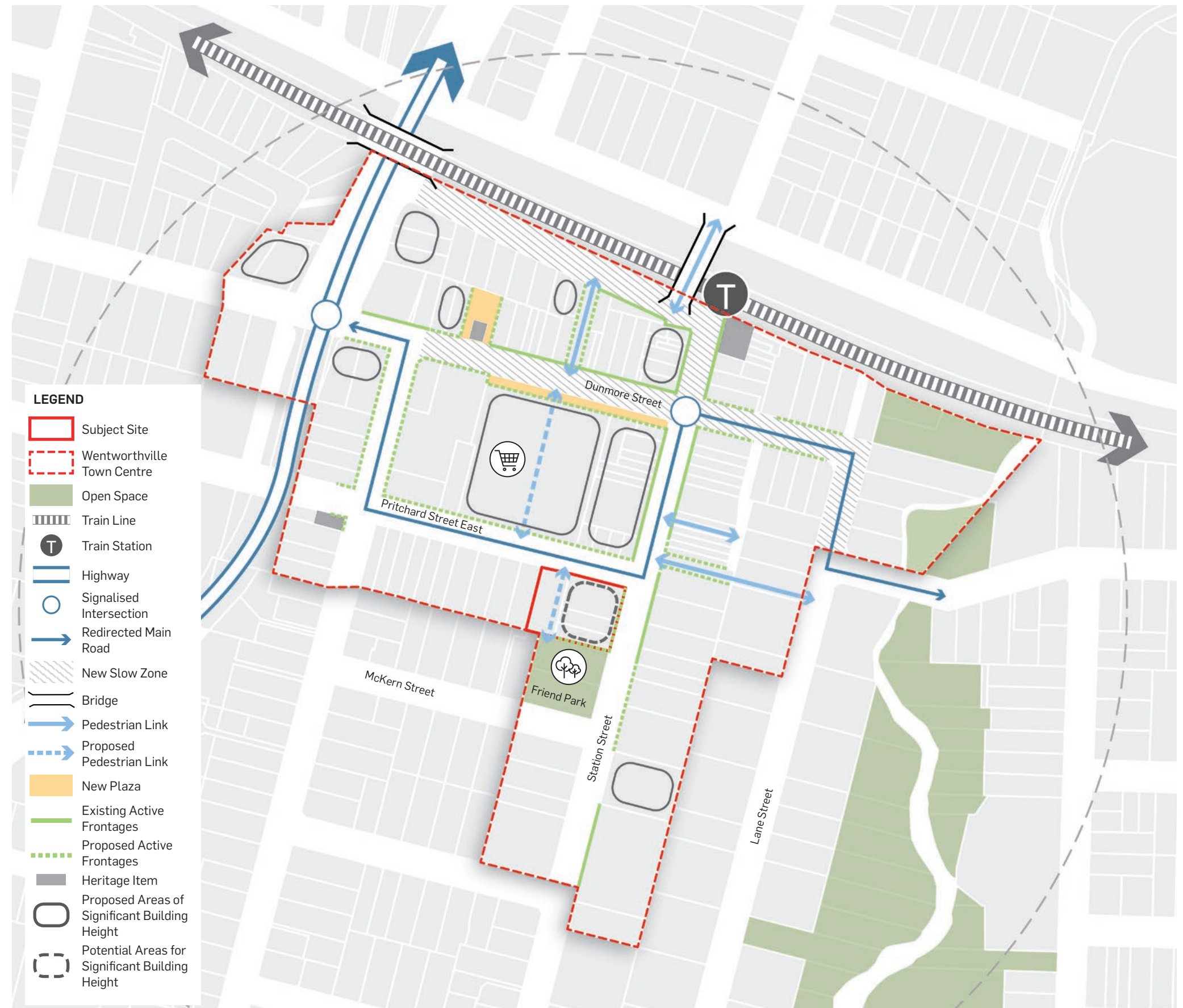


Figure 13 Future desired character for Wentworthville Centre

1:3000 @ A3
0 25 50 75 100 125 150

2.0 DESIGN DEVELOPMENT

2.1 SITE ANALYSIS

Amenity

The site is bounded to the south with Friend Park. This park is the only park within the Wentworthville Town Centre, and has a high level of amenity. The park includes a childcare centre to the west and a childrens playground to the north. The park also has a number of large significant trees.

Topography

The site falls four metres from the west to the east of the site.

The Station Street frontage is generally flat and therefore any activation on this frontage will be relatively easy. Pritchard Street East and the boundary of the site to Friend Park both have significant slopes and any active frontages to these facades will need to be managed.

Built Form

The existing built form on the site consists of a unused service station as well as two retail buildings. All three buildings are of poor quality with blank facades fronting the street. The majority of the ground plane is currently used for car parking.

None of the buildings are heritage listed and all are proposed to be removed.

Access

The sites currently have five separate driveways to access the site, including two off Station Street and three off Pritchard Street East. Any proposed scheme will need to consolidate the entry points to one area.

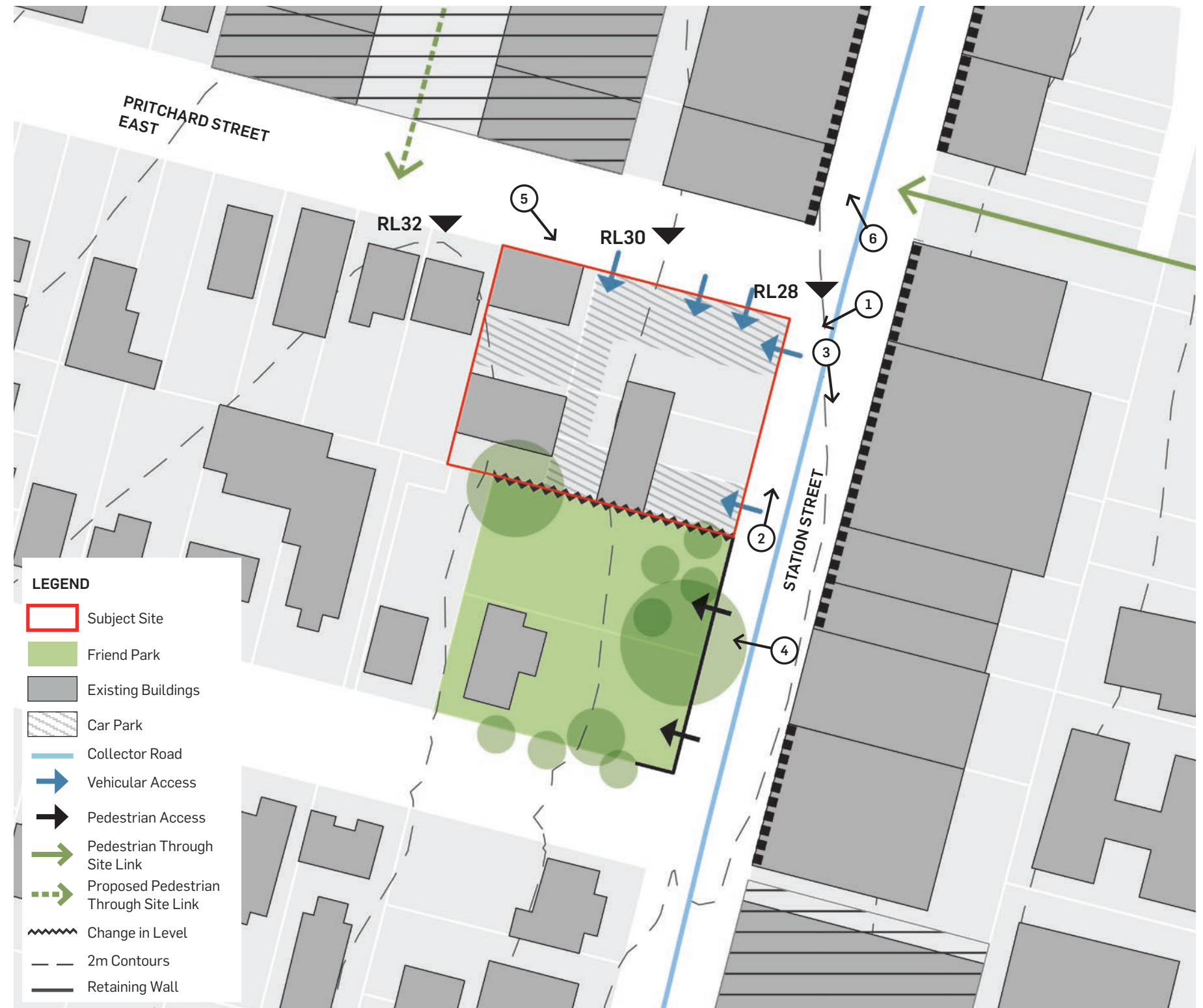


Figure 14 Site analysis plan

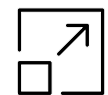
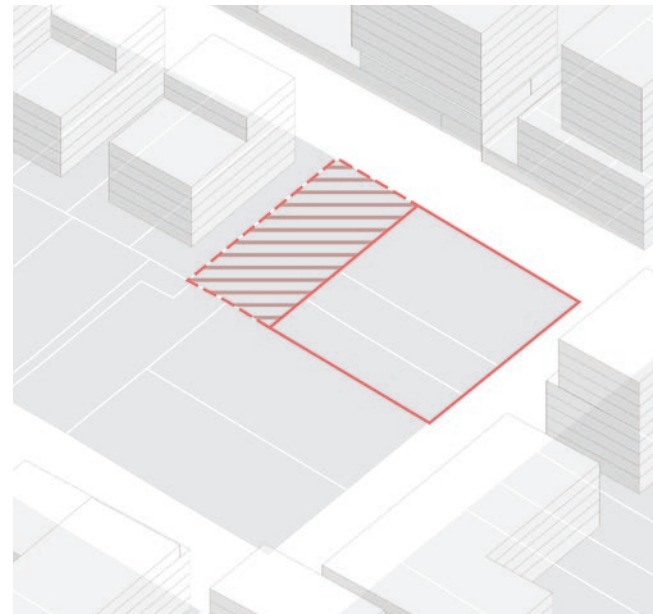
1:1000 @ A3
0 10 20 30 40 50



Figure 15 Site photos (source: Google Maps)

2.2 DESIGN PRINCIPLES

THE FOLLOWING DESIGN PRINCIPLES HAVE BEEN IDENTIFIED FOR THE SITE IN RESPONSE TO THE URBAN CONTEXT AND SITE ANALYSIS.

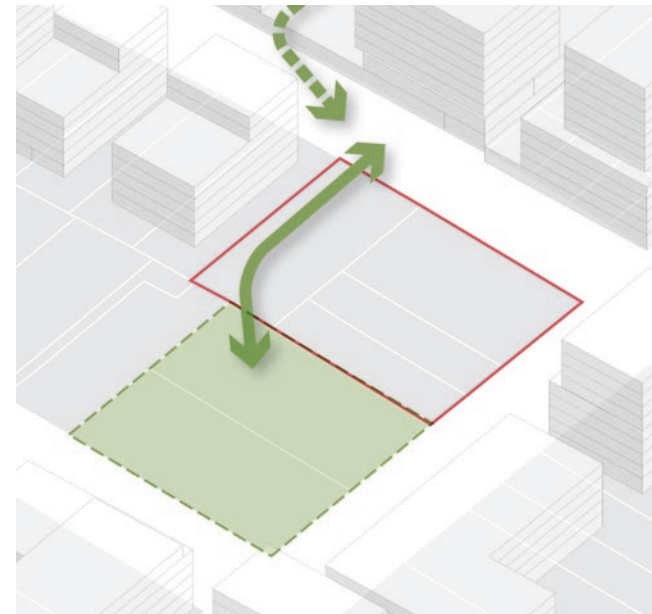


SITE AMALGAMATION

Amalgamate the four separate parcels of land (including 55-57 Station Street and 6 Pritchard Street East) across two land owners.

Currently, the sites of 55-57 Station Street are in single ownership, and together are over 1,500 sqm in size. 6 Pritchard St East is a separate owner and is commercially strata titled, but still has development potential.

Amalgamating these four sites results in the best outcome for the town centre, and is in line with Architectus' indicated amalgamation strategy.



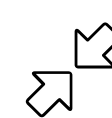
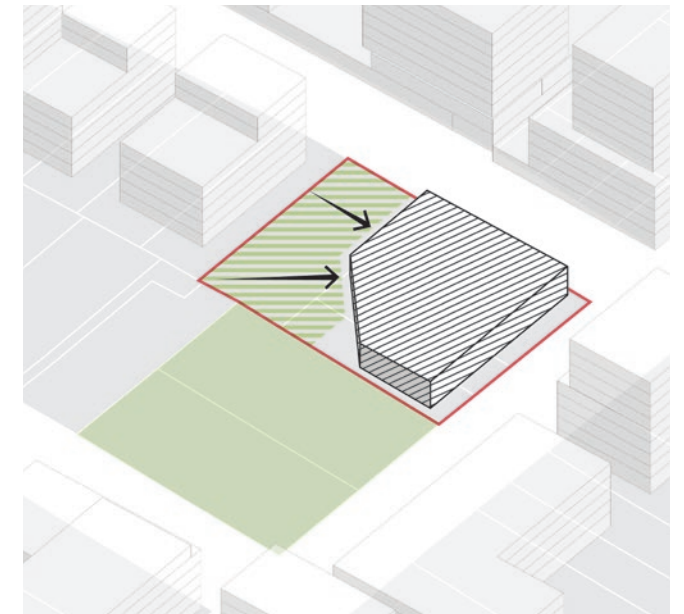
IMPROVED PEDESTRIAN CONNECTIONS

Provide a new safe through site link that follows existing desire lines from Friend Park into the heart of the retail centre.



GENEROUS PUBLIC DOMAIN

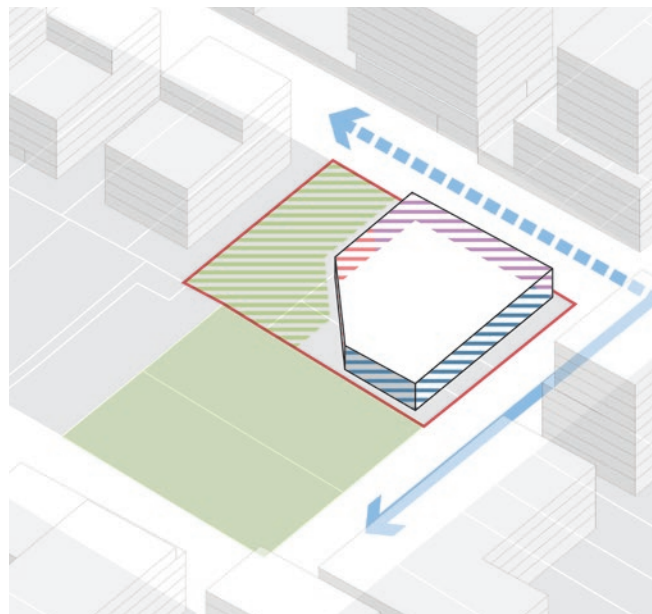
Provide a new high quality publicly accessible open space as an extension of Friend Park. This generous and usable open space will ensure that the pedestrian link is safe through active and casual surveillance.



CONSOLIDATE BUILT FORM

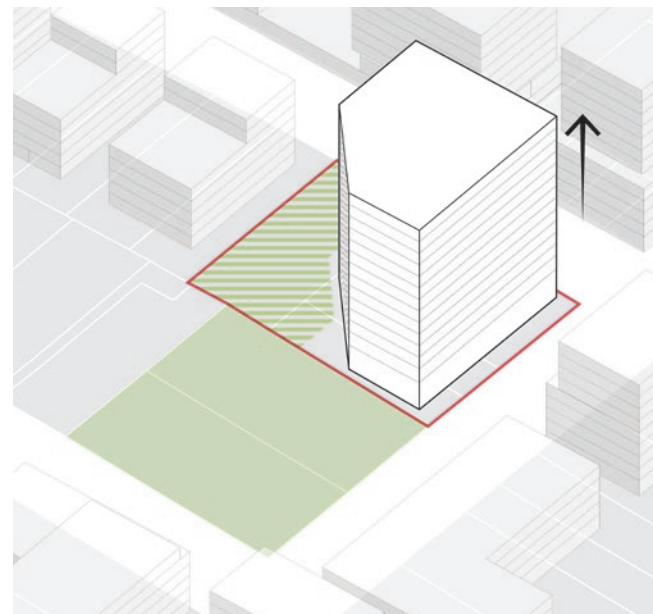
Consolidate the building towards the corner to create a marker on the eastern side of the site.

This built form will define the corner of Station Street and Pritchard Street East while minimising bulk impacts to Friend Park.



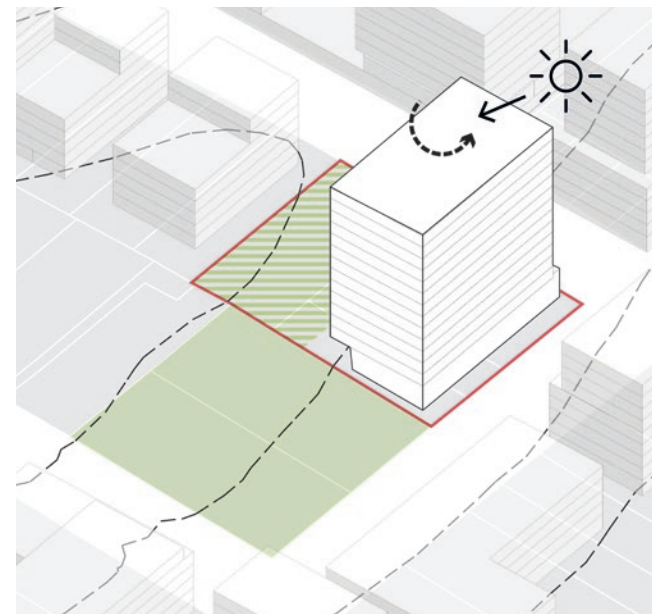
ACTIVATE EDGES

Activate primary frontages of Station Street and Friend Park, as well as secondary frontages of Pritchard Street East with retail frontages and outdoor dining. This will create a positive pedestrian experience and encourage movement through the centre.



CREATE A MARKER

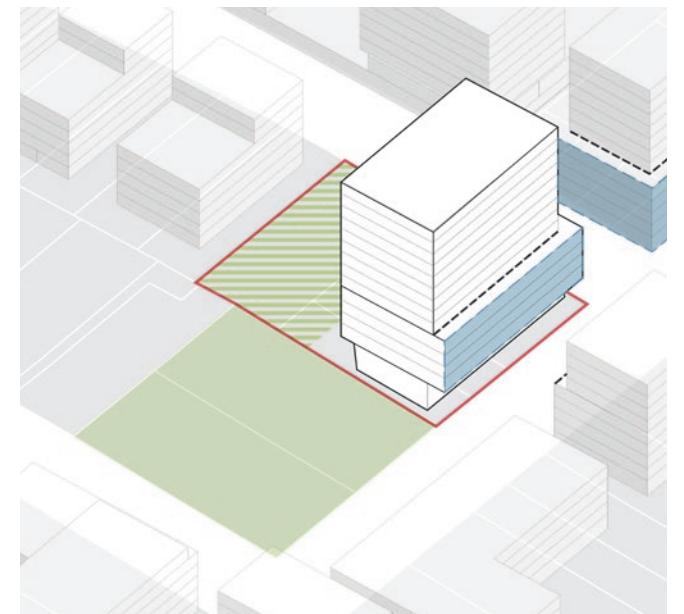
Create a marker building on the corner of Station Street and Pritchard Street East to mark the southern entrance to the Wentworthville Town Centre and enhance the legibility of the centre.



RESPOND TO SOLAR ACCESS AND TOPOGRAPHY

Orient the building on the north-south axis to ensure that the future residents have good access to solar amenity, while also minimising impacts to surrounding open spaces and neighbours.

Site the building to respond sympathetically to the falling topography of the site, while maintaining active frontages.



RESPOND TO ADJACENT BUILT FORM

Articulate the built form to respond and complement the future desired streetscape. The built form should maintain the 5 storey street wall character in which the Cumberland Council and the local community identified as being the desired future character of the neighbourhood.

2.3 COMPLIANT BUILT FORM UNDER DRAFT WENTWORTHVILLE DCP

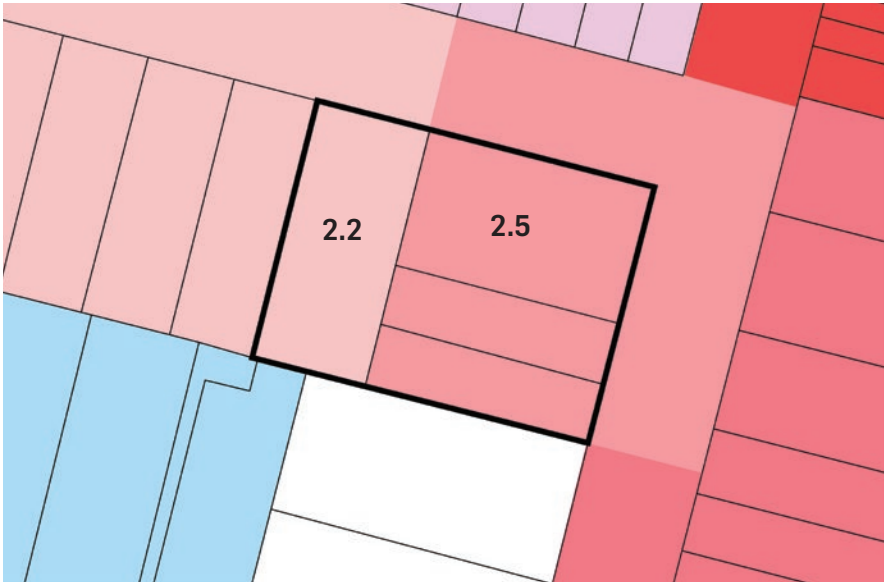


Figure 16 Proposed FSR Controls



Figure 17 Proposed HOB Controls

SUMMARY OF DRAFT LEP CONTROLS

GFA summary:

Site	Site Area (sqm)	FSR (n:1)	Max. Allowable GFA (sqm)
55-57 Station Street	1,840	2.5	4,600
6 Pritchard Street East	919	2.2	2,024
Total	2,759	2.4	6,624

HOB summary:

Site	HOB
55-57 Station Street	30m
6 Pritchard Street East	17 - 23m

DRAFT SITE SPECIFIC CONTROLS

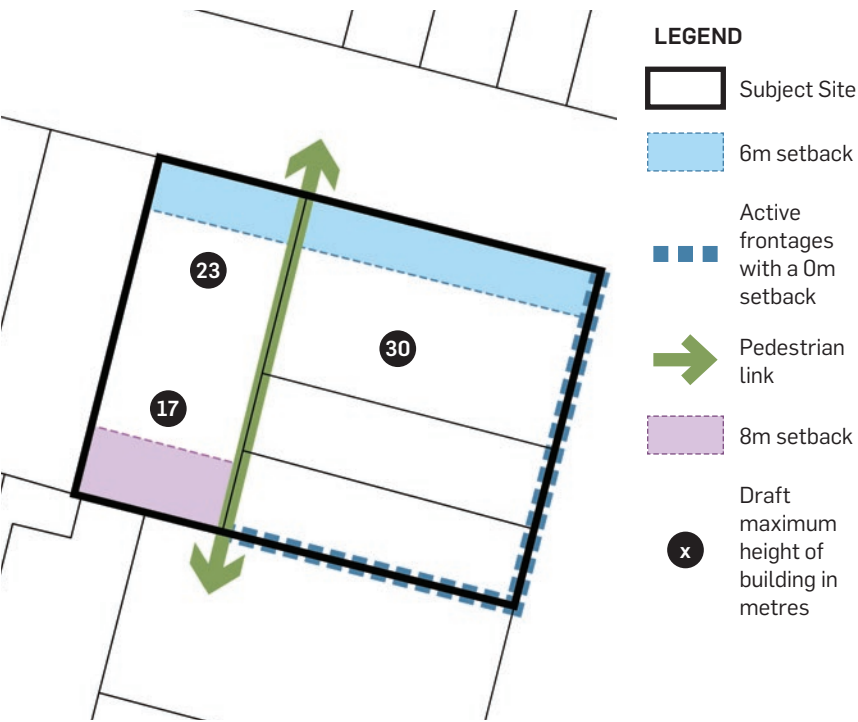


Figure 18 Plan of draft site specific controls

COMPLIANT BUILT FORM

The built form identified in Figure 19 and Figure 20 is an indicative built form that would be compliant under the proposed LEP controls.

While the amended DCP for Wentworthville Town Centre in accordance with the Planning Proposal has not been released yet, a number of site specific design controls and principles have been identified within the Planning Proposal that have been incorporated in this compliant scheme. These include:

- 6m setback along Pritchard Street East,
- 8m setback along the southern boundary of 6 Pritchard Street East
- active frontages with a 0m setback have been identified along Station Street and along the southern boundary adjacent to Friend Park
- a pedestrian link has been identified running through the middle of the site, connecting Friend Park to the retail centre.

This scheme is also consistent with the ADG built form controls, including building separation, but does not consider communal open space, solar access, etc.

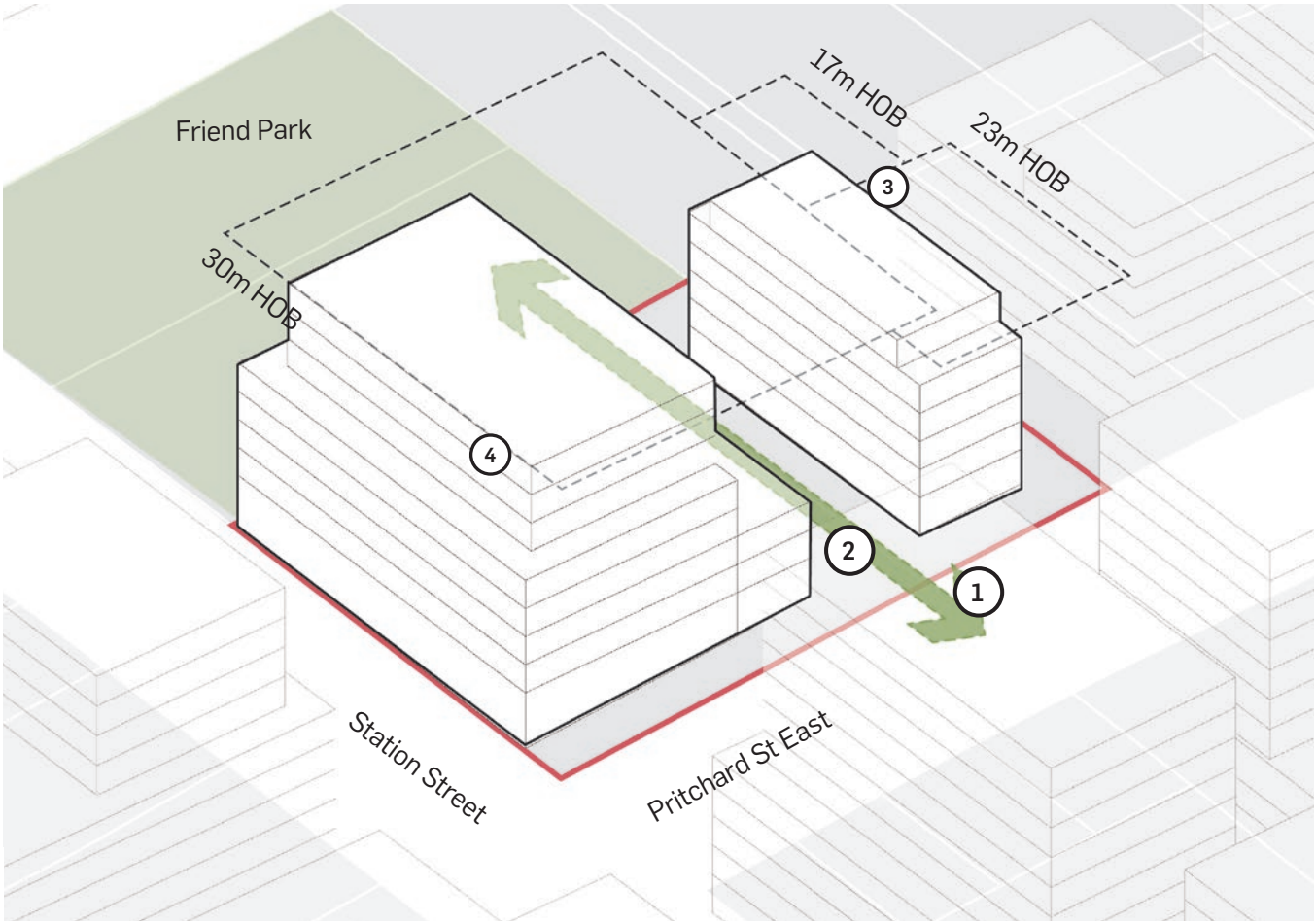


Figure 20 Compliant built form under draft controls

ISSUES:

- 1 A pedestrian link running through the middle of the site means that the built form would be split into two. As no activated uses have been identified along Pritchard Street East, the link would interface with residential buildings. The ADG requires that a ground floor apartment has a minimum width of 3m, meaning that the pedestrian link would have an interface of residential fences, with no passive surveillance. This would cause the link to be of poor quality and appear unsafe.
- 2 A pedestrian link running through the middle of the site causes a safety and privacy issue for residents, as there is no clear separation of public and private access. This could also impact on the quality and viability of communal open space for residents due to the separation buildings.
- 3 This pedestrian link causes the building on the western side of the site to have a infeasible floorplate. When applying all separation minimums as per the ADG, the building floorplate becomes only 11m wide, which may not be feasible.
- 4 Detailed architectural testing has revealed that servicing a scheme which has a pedestrian link in this location creates a number of significant problems.



Figure 19 Plan of compliant built form under draft controls

2.4 BUILT FORM EVOLUTION

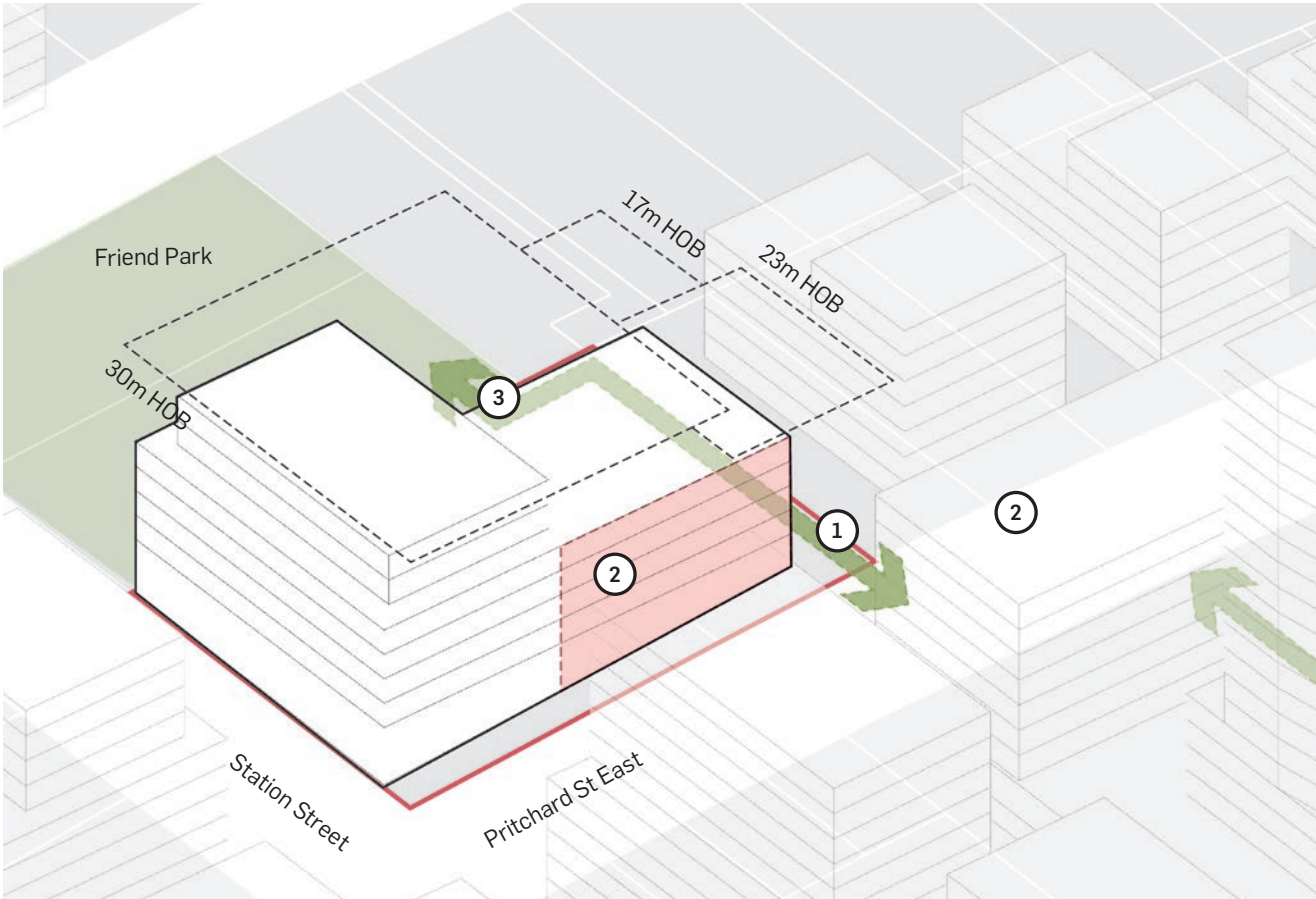


Figure 21 3d of relocated link

RELOCATED LINK

- 1 Relocate the pedestrian link to the western boundary to provide a more direct connection between the town centre and Friend Park.
- 2 The proposed built form of 42-44 Dunmore Street casts shadows on part of the northern facade. As a result, this building would not achieve the requirement for 70% of apartments to receive 2 or more hours of sunlight.
- 3 This L-shaped built form means that a large portion of apartments would not get 2 or more hours of sunlight on the southern facade. It also results in the communal open space (located in the south west corner of the site) being predominately in shadow.

Table 1 Estimated yield table

GBA to GFA - Resi	70%
GBA to GFA - Commercial	85%
Average GFA per Unit	85 sqm
Total Site Area	2,759 sqm
GFA - Residential	5,764 sqm
GFA - Retail	778 sqm
GFA TOTAL	6,541 sqm
# Units	69
FSR	2.4
Max Height 55-57 Station Street	25m
Max Height 6 Pritchard Street East	16m

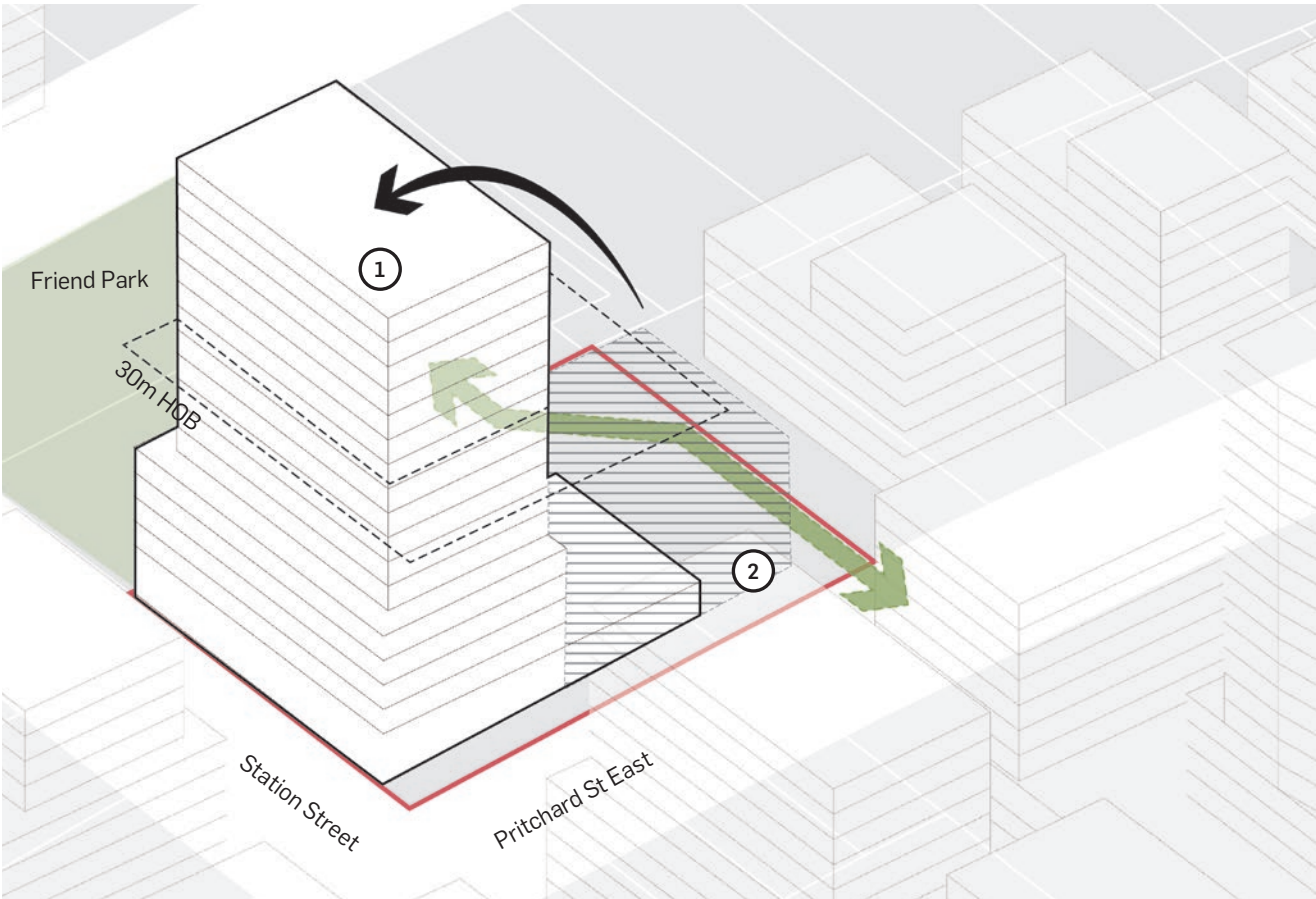


Figure 22 3d of height variation

HEIGHT VARIATION

- 1 The built form on the western edge of the site is relocated on to the top of the building that runs along Station Street. This creates a consolidated building which runs north-south, meaning that the building has good solar access to its apartments, as well as not casting large shadows on the surrounding open spaces and residential buildings.
- 2 The pedestrian link remains on the western edge of the site, however with the removal of the built form here, a more direct pedestrian link is able to be provided to Friend Park. This increases the safety of the link, as it follows pedestrian desire lines.

Table 2 Estimated yield table

GBA to GFA - Resi	70%
GBA to GFA - Commercial	85%
Average GFA per Unit	85 sqm
Total Site Area	2,759 sqm
GFA - Residential	8,229 sqm
GFA - Retail	1,105 sqm
GFA TOTAL	9,334 sqm
# Units	98
FSR	3.4
Max Height 55-57 Station Street	54.3m
Max Height 6 Pritchard Street East	-

PROPOSED SCHEME

- 1

Direct pedestrian connection between Friend Park and into the heart of the town centre.
- 2

Provide a new generous publicly accessible open space adjacent to Friend Park and extending towards the town centre heart.
- 3

Deliver two large communal open spaces at different locations - one located overlooking the new publicly accessible open space to enhance casual surveillance, and one on the roof top providing strategic views.
- 4

Orientate the building north-south to optimise solar access and ensure that 70% of apartments receive 2 or more hours of solar access.
- 5

Adjust street setbacks to align with the uses at ground level. e.g. active frontages have been set back to allow for outdoor dining.

Table 3 Estimated yield table

Total Site Area	2,759 sqm
GFA - Residential	9,061 sqm
GFA - Retail	595 sqm
GFA TOTAL	9,656
# Units	106
FSR	3.5
Max Height 55-57 Station Street	53m
Max Height 6 Pritchard Street East	0m

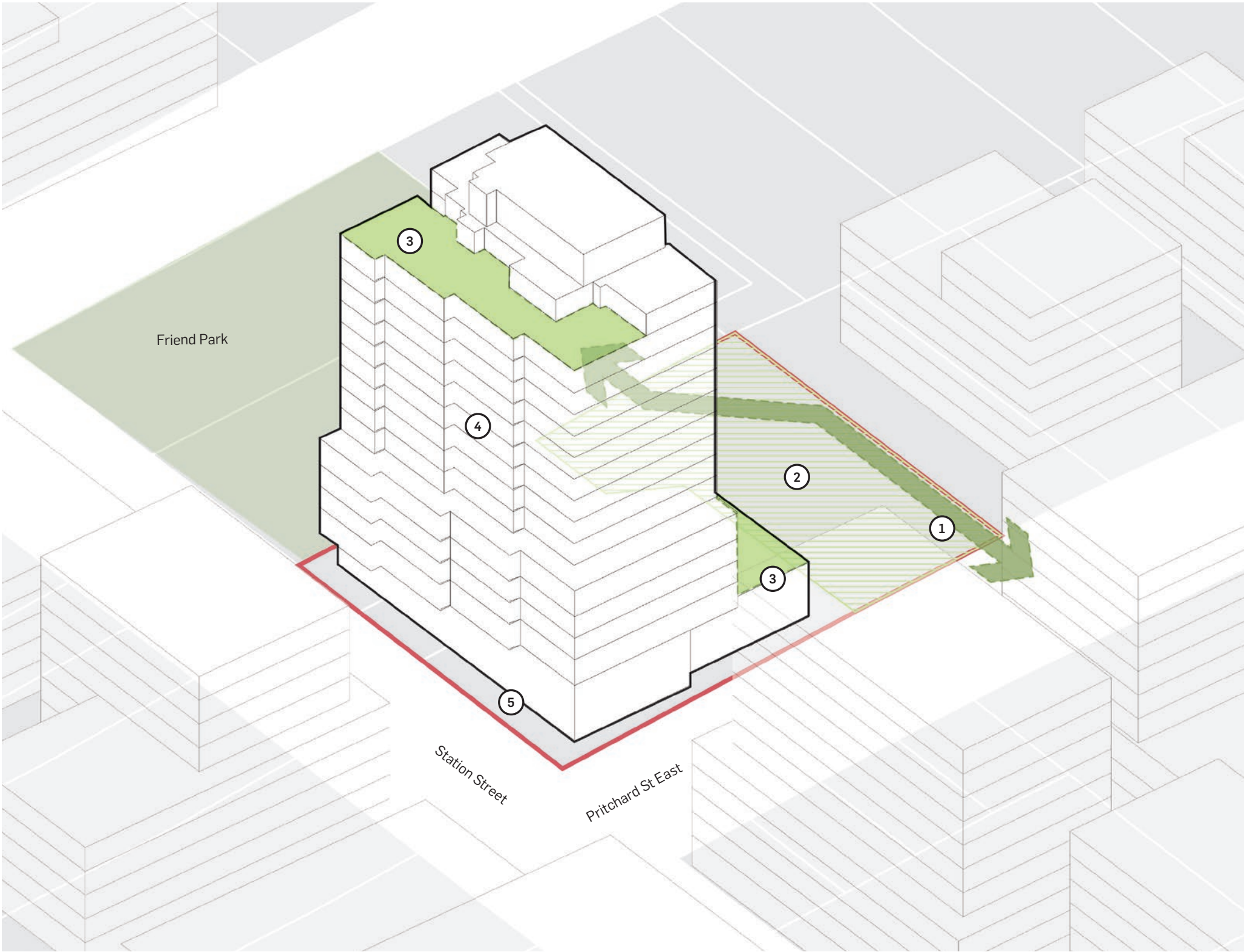


Figure 23 3D of proposed scheme

2.5 SUMMARY OF PROPOSED SCHEME

2,759	9,656
TOTAL SITE AREA (SQM)	TOTAL GFA (SQM)
595	9061
RETAIL GFA (SQM)	RESIDENTIAL GFA (SQM)
3.5:1	53M
FLOOR SPACE RATIO	BUILDING HEIGHT
106	19 x 1 BEDROOM
RESIDENTIAL UNITS	83 x 2 BEDROOM
	4 x 3 BEDROOM
38%	1,040 SQM
OF TOTAL SITE PROVIDED AS PUBLICLY ACCESSIBLE OPEN SPACE	OF TOTAL SITE DEDICATED AS PUBLICLY ACCESSIBLE OPEN SPACE

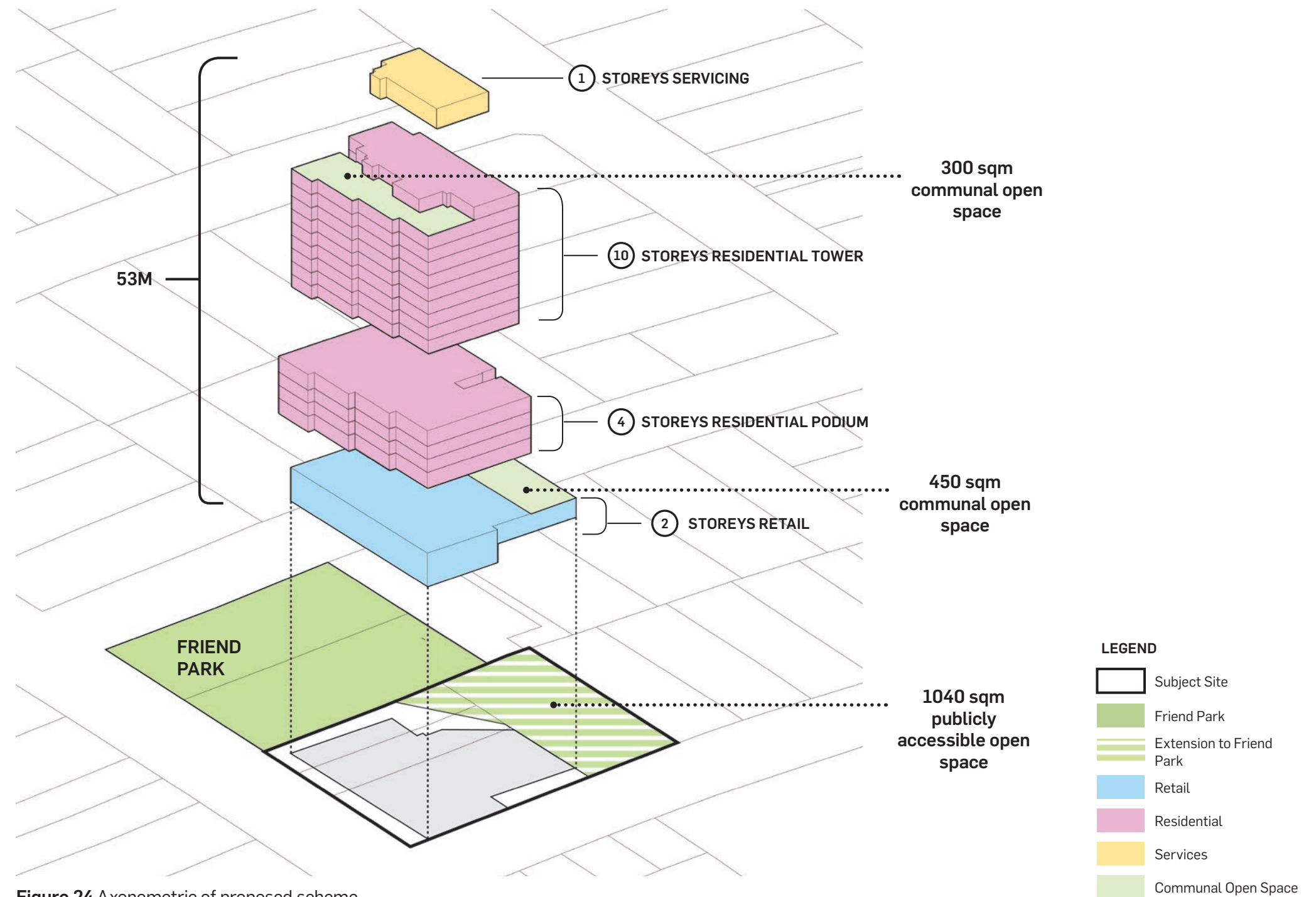











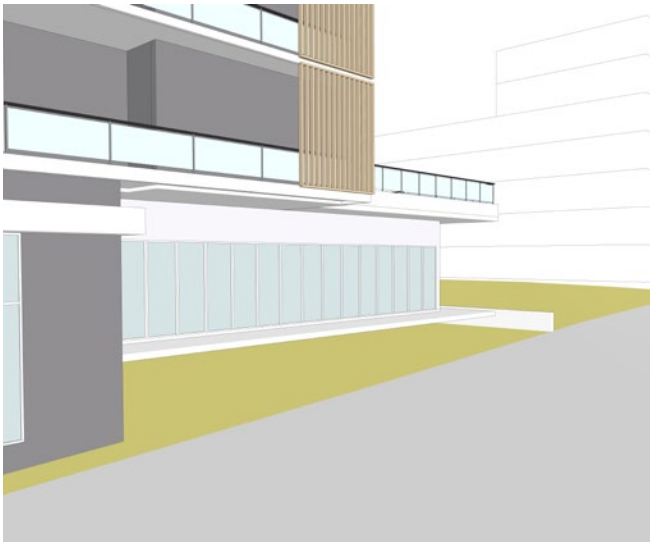
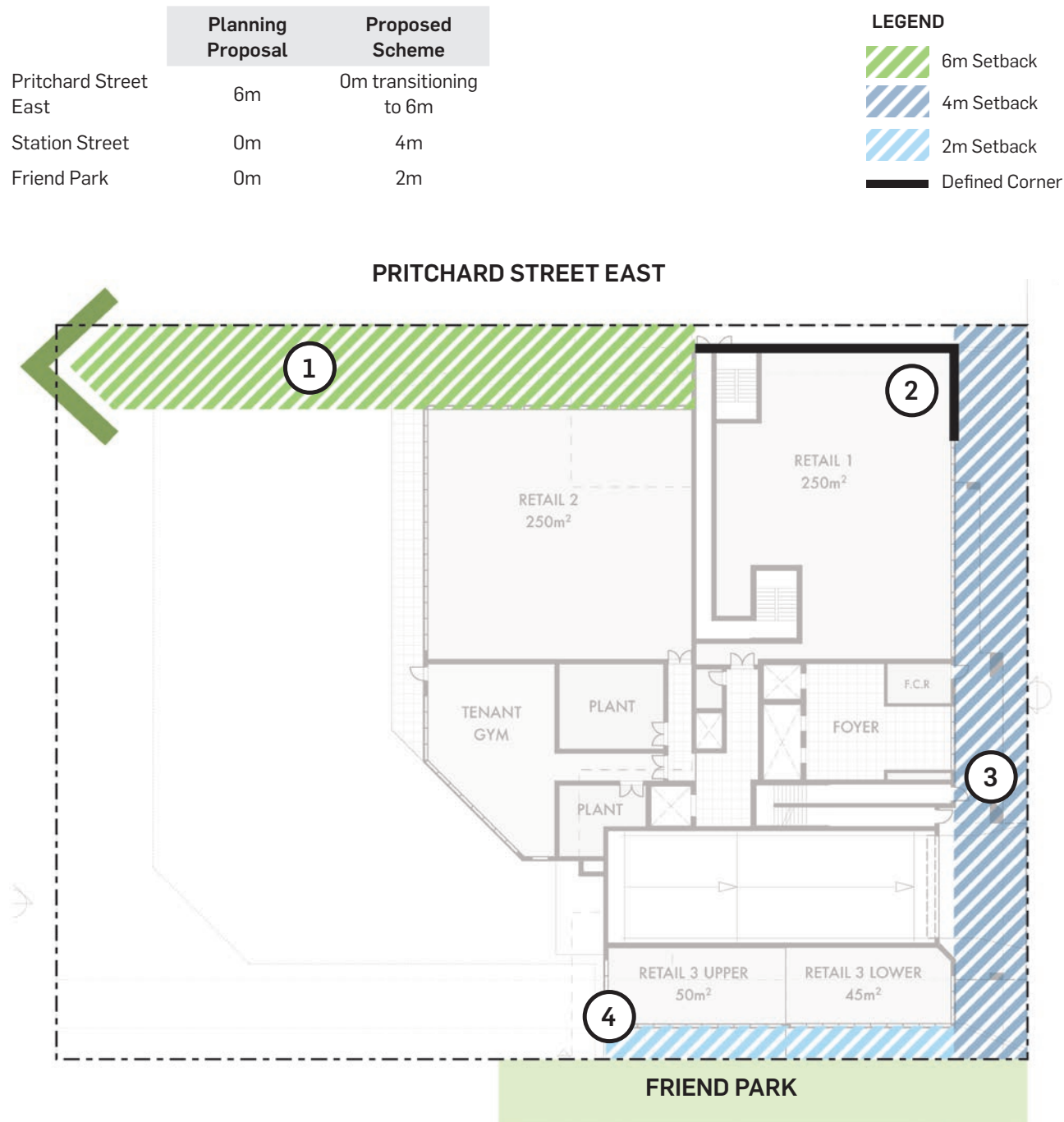
Figure 24 Axonometric of proposed scheme

CONSISTENCY WITH WENTWORTHVILLE CENTRE
PLANNING PROPOSAL

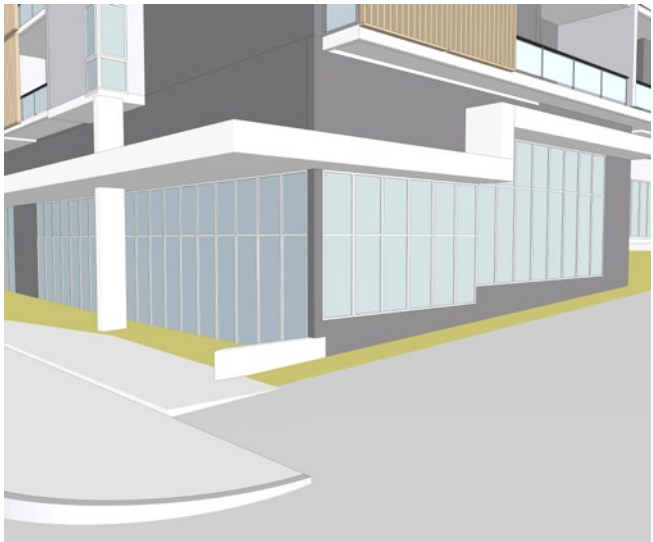
Principle	Proposed Scheme		
 Ensuring pleasant and safe pedestrian access along streets and to key destinations including promoting primary retail frontage along Station Street	The proposed scheme locates primary retail frontage to the east of the site along Station Street, as well as along the southern boundary adjoining Friend Park. Secondary retail frontages are located along Pritchard Street East.	 Promoting site amalgamation to deliver mixed use buildings with high amenity residential at upper levels.	The proposed scheme amalgamates 55-57 Station Street with 6 Pritchard Street East. This amalgamation results in a consolidated built form that is able to achieve high amenity residential through good solar access and ventilation, as well as well designed communal open space.
 Encourage increased pedestrian permeability within the centre with new links and arcades	The proposed scheme locates a new pedestrian pathway connecting Friend Park to the pedestrian link located at 42-44 Dunmore Street. This link will connect Friend Park through to Dunmore Street -the future pedestrian oriented street.	 Promoting street aligned buildings with a 4-5 storey street edge and active retail/commercial frontages at ground level.	The proposed scheme provides active retail along the ground level, with primary retail along Station Street and Friend Park, and secondary retail along Pritchard Street East. The ground level has not been built to the street edge to allow for outdoor dining along these facades to act as a transition between the street and built form. The 4 levels of podium above the ground level extent out beyond the ground level to define the street edge, and act as an awning for the outdoor dining. These podiums respond to the future desired character of Wentworthville Town Centre.
 Express the existing subdivision pattern in future building façade design. On large sites, introduce a vertical rhythm along the street consistent with existing narrow frontage shops	The proposed scheme introduces a vertical rhythm within the overall building massing, as well as within the facade treatment. The building massing has a stepped facade on Station Street which continues from the podium levels to the roof of the building. This has the primary function of maximising the solar access of the building, but also gives the building a high level of articulation and visual interest on Station Street. This verticality is continued through the facade design, with vertical louvres on the north and eastern facades.	 Sensitively locating taller heights to enhance the legibility of the centre, mark key places and retain solar access to streets and public spaces.	The site is located on a corner site at the southern entrance to the Wentworthville retail centre. While the Wentworthville Centre Planning Proposal has not identified the site for taller heights, the proposed built form would act as a marker of the heart of Wentworthville from the south, increasing the legibility of the centre. The scheme has consolidated all built form to the east of the site, which retains the solar access to nearby residential buildings and Friend Park.
 Define a street wall datum with upper levels setback to create well-proportioned and human scale streets	The proposed scheme maintains a street wall of 5 storeys, which is consistent with the future built form character of Wentworthville Town Centre. The upper levels are setback approximately 5 metres from this podium level.		
 Transition between street edge active frontage in the town centre and landscape street setback in residential streets	The site is located on the intersection of Station Street (a primary retail street) and Pritchard Street East (a residential street). The proposed built form defines this edge and activates it with retail and outdoor dining. The built form then steps back to a setback of 6m along Pritchard Street East, which is consistent with future residential built form.		
 Providing new and enhance public spaces and improve the access and use of Friend Park.	The proposed scheme will extend Friend Park through to the north up to Pritchard Street East. A new pedestrian connection links the two together following pedestrian desire lines. Friend Park will be enhanced through an upgrade of the existing park facilities, including the playground. The scheme also proposes retail fronting the park with outdoor dining, which will increase the usage of the park and add a level of casual surveillance.		

3.0 DESIGN OUTCOMES

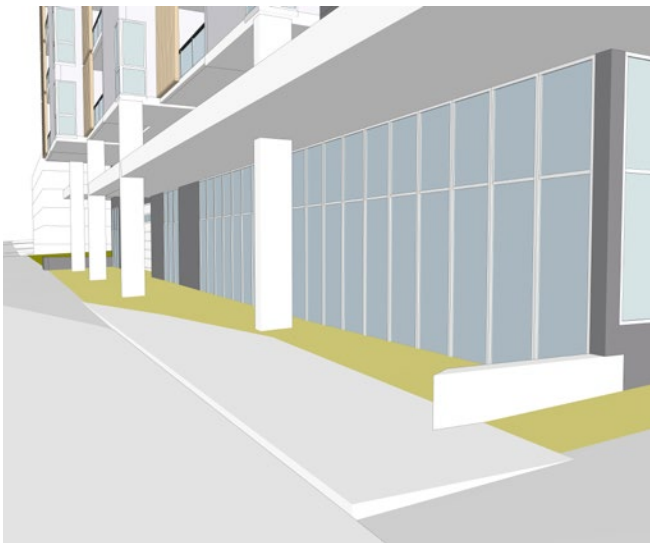
1 APPROPRIATE STREET SETBACKS



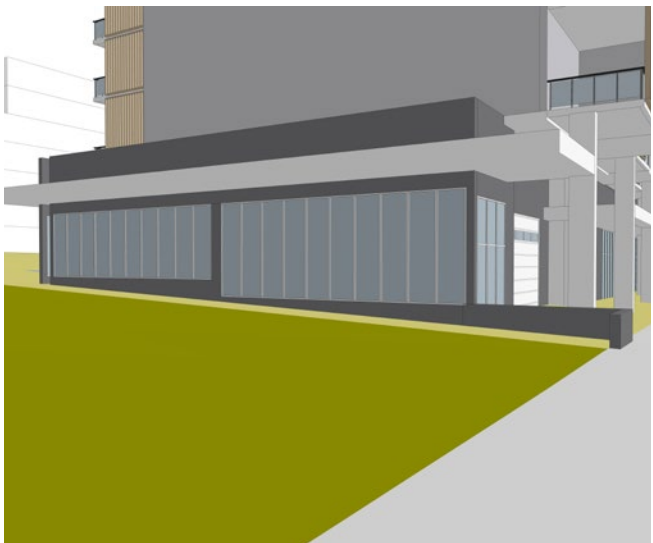
1 A 6m setback is proposed along the majority of the Pritchard Street East frontage, which is consistent with the Wentworthville Centre Planning Proposal. This allows for a landscaped transition between the retail along Station Street and the residential frontage on Pritchard Street East.



2 A reduced 1m setback is proposed along Pritchard Street East at the corner of Station Street to navigate the slope transition across the site whilst still providing articulation to define the edge.



3 A increased 4m setback is proposed along Station Street. While the Wentworthville Centre Planning Proposal has indicated a 0m setback along this facade, a 4m setback is considered more appropriate to deliver the dual functions of the provision of outdoor dining along the street and a wider footpath for pedestrian movement towards the station.



4 An increased 2m setback is proposed to the south of the site adjacent to Friend Park. While the Wentworthville Town Centre Planning Proposal has indicated a 0m setback, a 2m setback is considered more appropriate as it allows for the provision of outdoor dining terrace to provide increased casual surveillance of the park whilst also managing the change in levels across the site

Figure 25 Proposed setback condition plan

2 PEDESTRIAN CONNECTIVITY

A key component of the Wentworthville Centre Planning Proposal is the pedestrian connection linking Friend Park to Pritchard Street East. This link has been provided within 6 Pritchard Street East, and follows pedestrian desire lines, rather than being located against the boundary. The generous extension to Friend Park also means that the pedestrian link will be well used with casual and active surveillance.

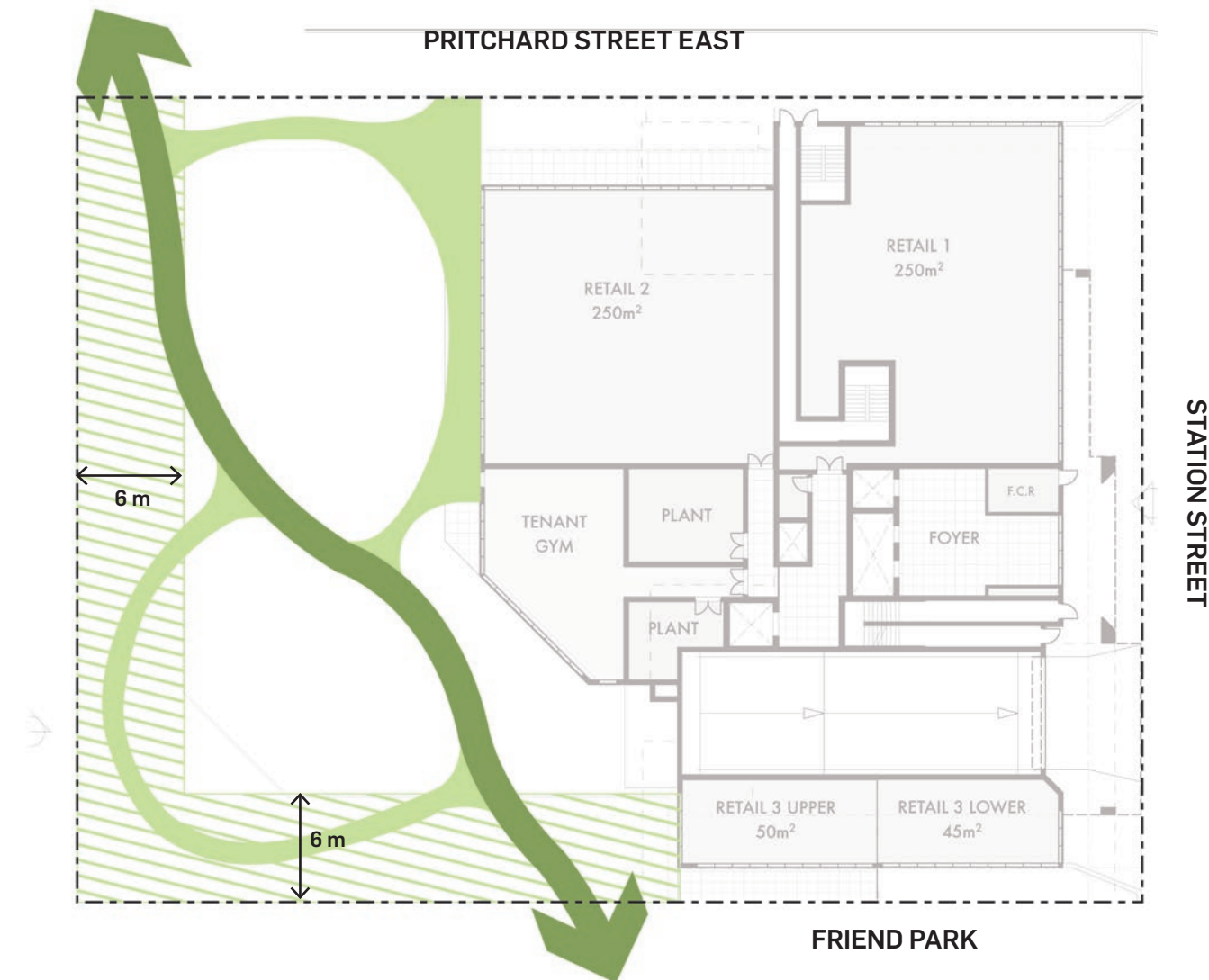
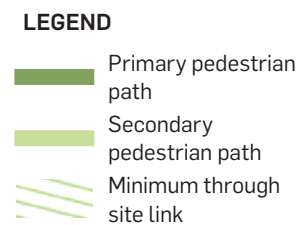


Figure 26 Proposed extension to Friend Park



Figure 27 Proposed extension to Friend Park and upgrade of Friend Park(source: Ray Fuggle Associates)

3 PUBLICLY ACCESSIBLE OPEN SPACE AND DEEP SOIL

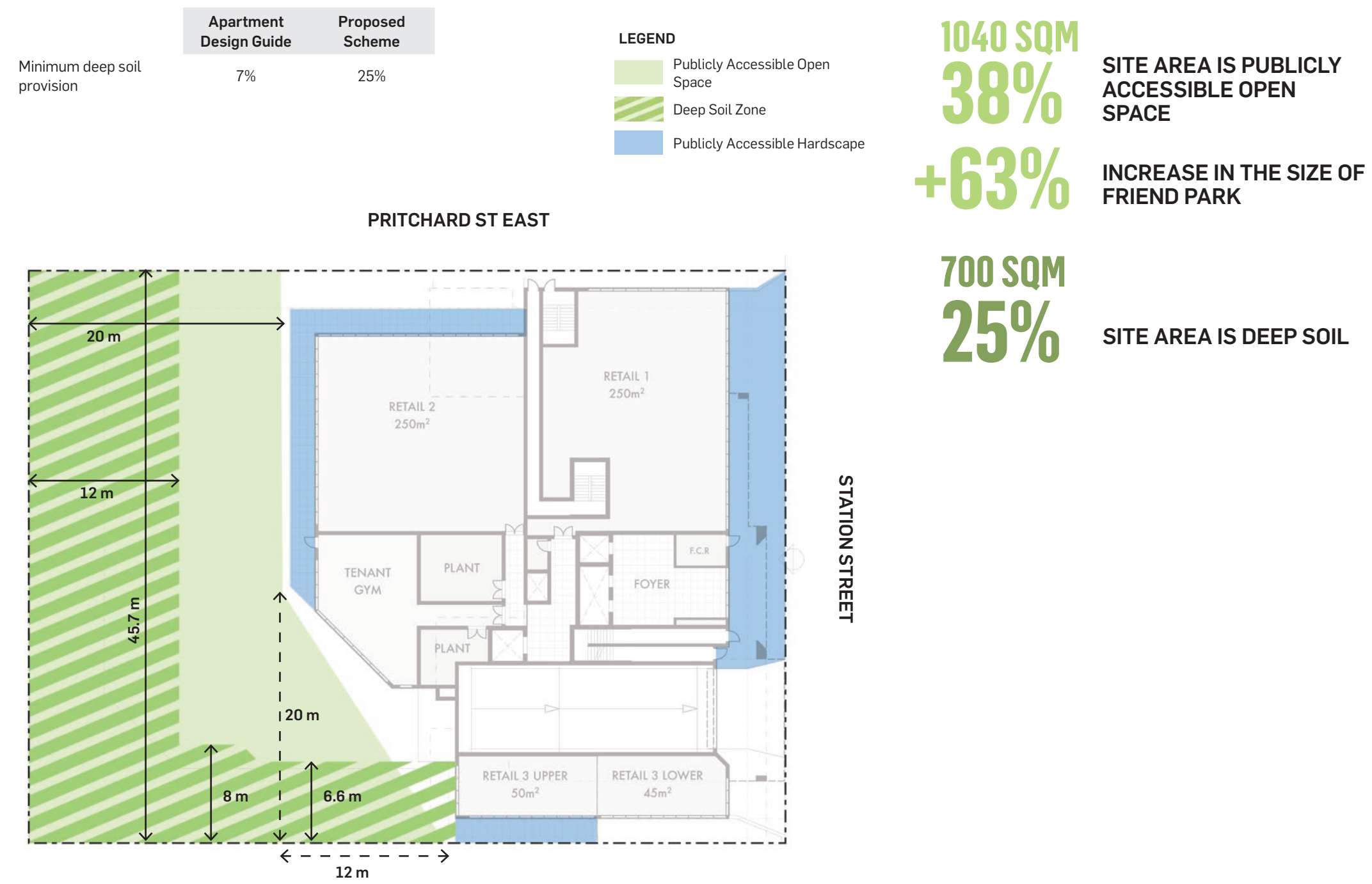


Figure 28 Proposed publicly accessible open space and deep soil plan

4 ACTIVE FRONTAGES

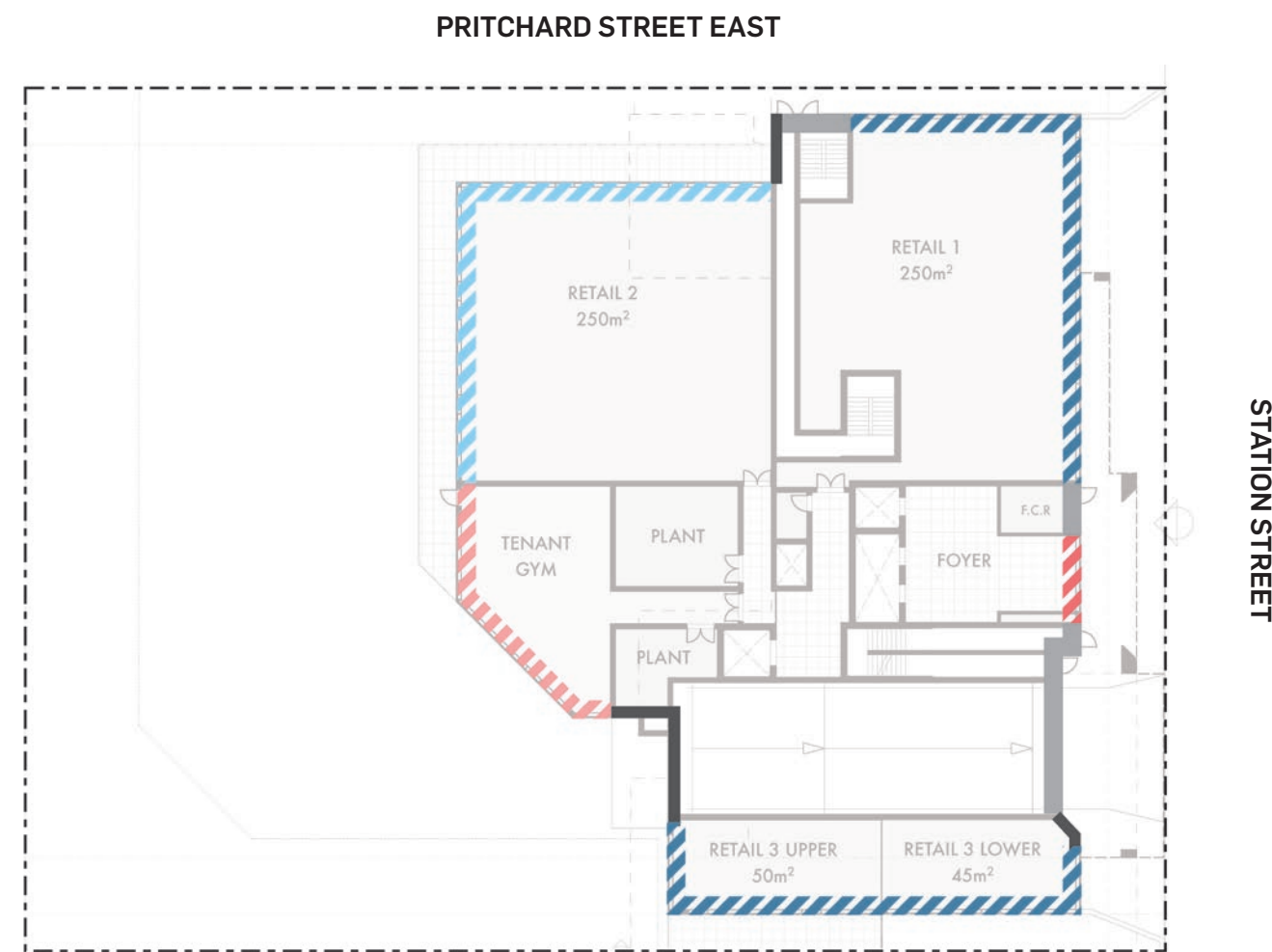


Figure 29 Proposed active frontages plan

LEGEND

-  Primary Retail Active and Permeable Frontages
-  Secondary Retail Active and Permeable Frontages
-  Active Residential Frontages
-  Residential Facilities
-  Service Frontage
-  Blank Frontage

78% ACTIVE AND PERMEABLE FRONTAGES

The proposed ground floor achieves 78% active and permeable frontages, which activate Pritchard Street East, Station Street and Friend Park. 15% of the ground floor facade is activated by residential facades, including the residential lobby which addresses Station Street, and a tenant gym which provides casual surveillance of the new publicly accessible open space.

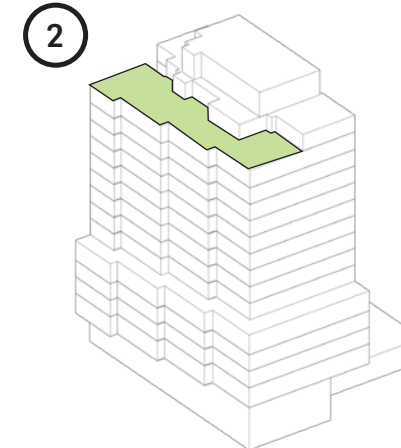
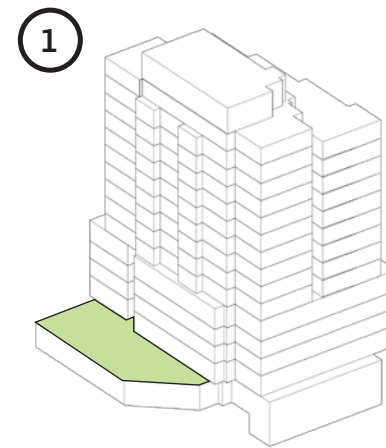
The remaining 22% of the frontage consists of 12% servicing areas and 10% blank walls (often to servicing areas).

5 COMMUNAL AMENITY PROVISION

	Apartment Design Guide	Proposed Scheme
% Communal Open Space	25%	27%
% of open space receives direct sunlight between the hours of 9 am and 3pm on 21st June	50%	65%

LEGEND

- Communal Open Space
- > 2 hours Direct Sunlight



750 SQM
27%

SITE AREA IS COMMUNAL OPEN SPACE

65%

RECEIVES MORE THAN 2HRS DIRECT SUNLIGHT

PRITCHARD STREET EAST

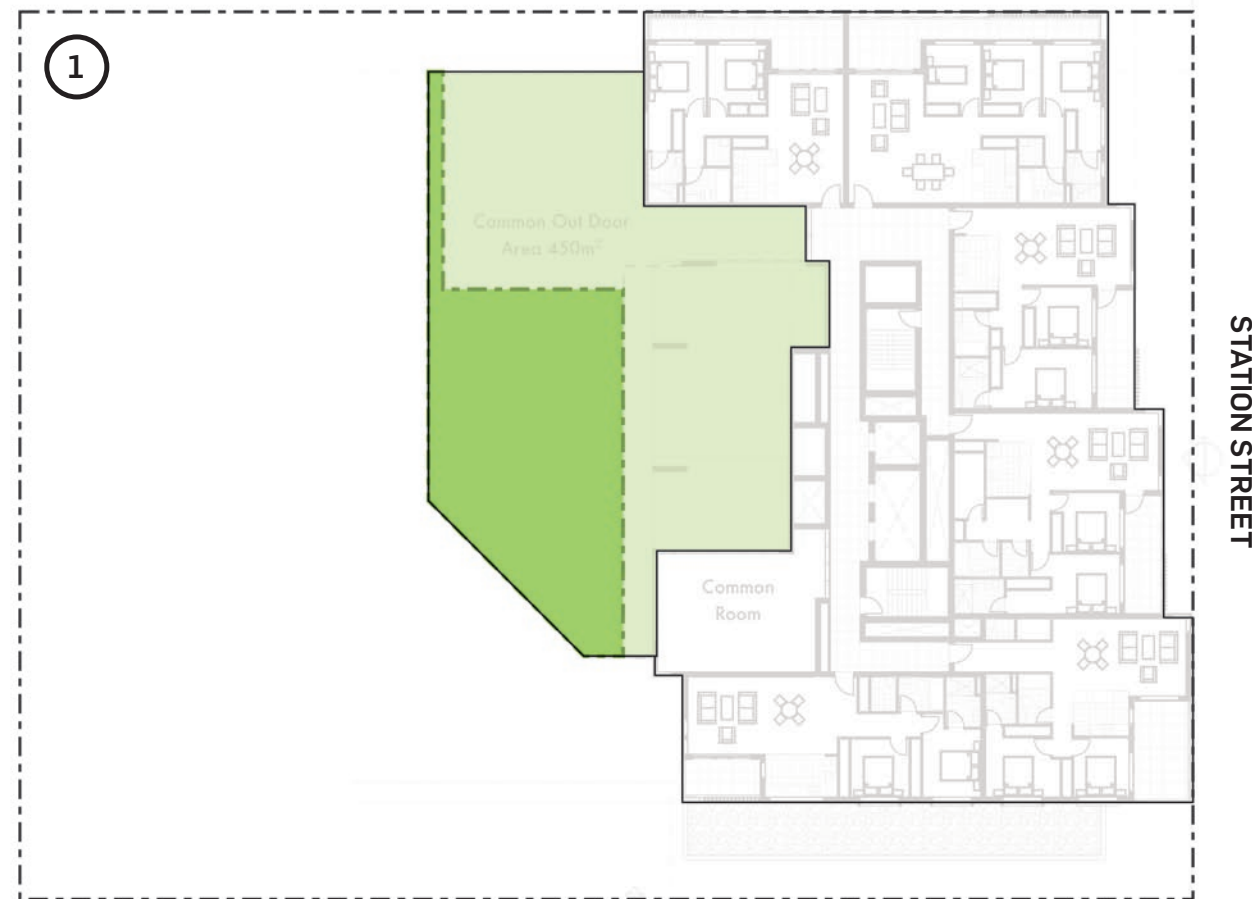


Figure 30 Level 1 Communal Open Space

PRITCHARD STREET EAST



Figure 31 Level 14 Communal Open Space

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SHADOW IMPACTS OVERALL

SHADOW IMPACT TO SURROUNDING AREA

A shadow study was carried out to understand the impacts of the compliant versus the proposed built form on the surrounding context of the Wentworthville Town Centre.

The proposed built form is oriented on a north-south axis meaning that the shadow is narrow and fast moving.

During the hours of 12pm to 3pm, the proposed built form casts a much smaller on Friend Park than the compliant built form, and does not overshadow the north west side of the park where the playground is located.

At 10 am, the proposed built form shadow is only slightly larger than the compliant built form shadow, and this is mainly cast on McKern Street.

The only time where the proposed built form has bigger impacts than a compliant built form is at 9am and 3pm, however these shadows are in keeping with the shadows that will be cast by approved built form at 42-44 Dunmore Street.

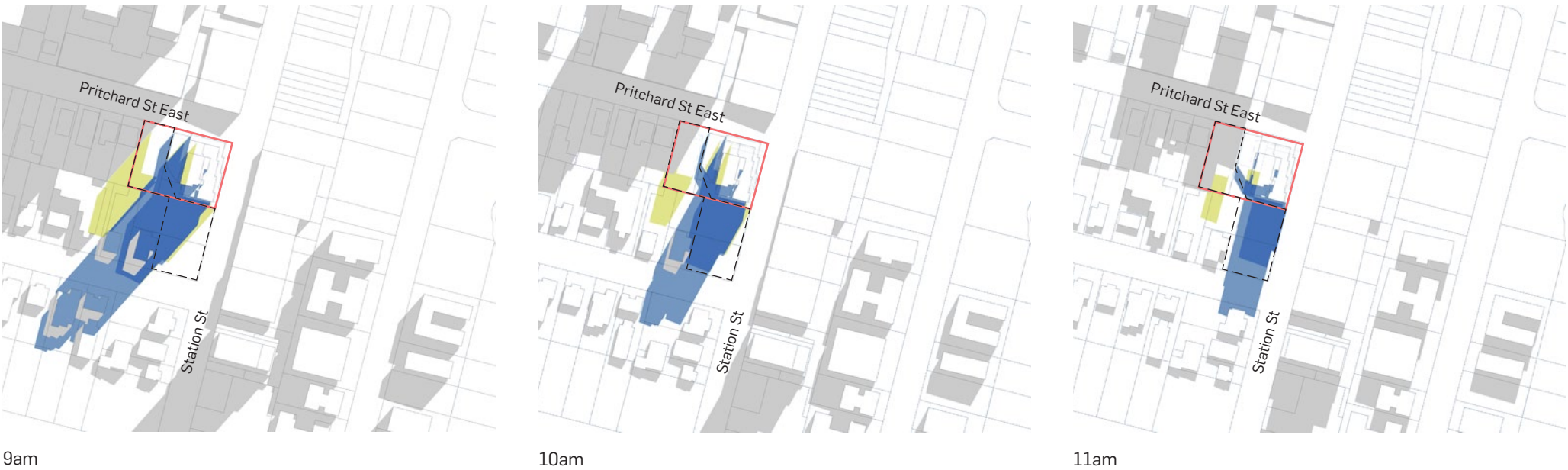


Figure 32 Shadow impacts on surrounding context - 21st June between the hours of 9am - 3pm

At 9am the compliant and proposed built form cast a considerable shadow onto Friend Park, and overshadows about 50% of the park to the north west.

The proposed built form casts a long and skinny shadow, and therefore the shadow cast by the proposal is cast onto McKern Street and does affect a few residential houses during this time. The building is, however, oriented on a north-south axis, and therefore the shadows will be fast moving. The shadows cast by the proposed built form are also in keeping with the shadows that will be cast by approved built form at 43-44 Dunmore Street.

The compliant built form casts a slightly larger shadow onto Friend Park than the proposed built form, and does overshadow neighbouring properties.

At 10am the proposed and compliant built form cast a considerable shadow onto Friend Park, and overshadows about 70% of the park to the west.

The proposed built form casts a shadow that extends past Friend Park, and overshadows the childcare centre located within the park and McKern Street. The proposed built form does not cast a shadow onto any existing residential properties.

At 11am the compliant and proposed built form casts a shadow onto Friend Park.

The proposed built form does cast a slightly longer and wider shadow onto Friend Park at 11 am, with this shadow extending to McKern Street. The proposed built form does not cast a shadow onto any existing residential properties.

LEGEND

Site boundary

Areas of additional solar access (proposed scheme versus compliant)

Shadows cast by compliant built form

Additional shadows cast by the proposed built form

Public open space

Existing shadows



12pm

At 12pm both the compliant and proposed built form cast a shadow onto the east of Friend Park.

The proposed built form casts a slightly larger shadow than that of a compliant scheme, however the majority of this shadow is cast onto Station Street, as does not affect any other residential properties.



1pm

At 1pm the compliant and proposed built form casts a minor shadow onto the north east of Friend Park and overshadows Station Street.

The proposed built form does not cast any additional shadow onto Friend Park, but does begin to cast a shadow onto adjacent properties to the east of the site. These properties are currently small commercial and retail premises, and therefore the proposed built form does not affect any existing residential units.

The compliant built form does cast an additional shadow onto Friend Park, in the exact location of the children's play equipment.



2pm

At 2pm the compliant and proposed built form cast a very minor shadow onto the north east corner of Friend Park, with this shadow extending onto Station Street and affecting some of the small commercial and retail premises to the east of Station Street.

The proposed built form does cast a longer shadow than the compliant built form and this extends to the rear boundary of the commercial and retail premises along Station Street, however, it does not currently affect any residential units.

The compliant built form does start to cast a considerable shadow onto the north of Friend Park, in the exact location of the children's play equipment.



3pm

At 3pm the compliant and proposed built form cast a very minor shadow onto the north east corner of Friend Park, with this shadow extending onto Station Street and affecting the commercial and retail premises to the east of Station Street.

The proposed built form does cast a longer shadow than the compliant built form, and this shadow extends onto the residential flat buildings along Lane Street. These shadows, however, are in keeping with the shadows that will be cast by the proposed built form located at 42-44 Dunmore Street.

The compliant built form continues to cast a shadow onto the northern section of Friend Park.

SHADOW IMPACTS ON PUBLICLY ACCESSIBLE OPEN SPACE

- The following analysis considers the shadow impacts of the proposed scheme on open space. It is undertaken as follows:
- The compliant scheme considers the existing area of Friend Park only (i.e. 1640 sqm)
- The proposed scheme considers the expanded area of Friend Park (i.e. 2680 sqm)
- Identifies the area of public open space shadowed by both schemes
- Identifies the additional area of public open space in shadow in the proposed scheme
- Identifies the additional area of public open space in sunlight in the proposed scheme
- Considers the difference of open space in sunlight in the proposed scheme

Between the hours of 9am and 10am the proposed built form does not cast any additional shadow from a compliant built form onto Friend Park. The proposed built form allows an additional 732 sqm and 536 sqm of sunlight respectively into Extended Friend Park compared to a compliant built form.

At 11 am, the proposed built form does cast an additional shadow onto Friend Park, and due to the overshadowing from existing buildings onto the extended Friend Park the proposed scheme does have a reduction of 167 sqm of sunlit open space. This shadow does move quickly however, and by 12pm the proposed scheme recieves an additional 219 sqm of sunlit open space.

Between the hours of 1pm to 3pm the proposed built form does not cast any additional shadow from a compliant scheme onto Friend Park. The proposed built form allows an additional 531 sqm, 967 sqm and 902 sqm of sunlight respectively into Extended Friend Park compared to a compliant built form.

Overall there is a significant net gain in the area of public open space in sunlight throughout the day.

9AM

	AREA OF OPEN SPACE	AREA OF OPEN SPACE IN SUNLIGHT	
		COMPLIANT	PROPOSED
Friend Park	1,640 sqm	652 sqm 40%	766 sqm 47%
Extended Friend Park	1040 sqm	-	618 sqm 59%
TOTAL	2,680 sqm	652 sqm 40%	1,384 sqm 52%

10AM

	AREA OF OPEN SPACE	AREA OF OPEN SPACE IN SUNLIGHT	
		COMPLIANT	PROPOSED
Friend Park	1,640 sqm	438 sqm 27%	420 sqm 26%
Extended Friend Park	1040 sqm	-	554 sqm 53%
TOTAL	2,680 sqm	438 sqm 27%	974 sqm 36%

11AM

	AREA OF OPEN SPACE	AREA OF OPEN SPACE IN SUNLIGHT	
		COMPLIANT	PROPOSED
Friend Park	1,640 sqm	778 sqm 47%	292 sqm 18%
Extended Friend Park	1040 sqm	-	319 sqm 31%
TOTAL	2,680 sqm	778 sqm 47%	611 sqm 23%



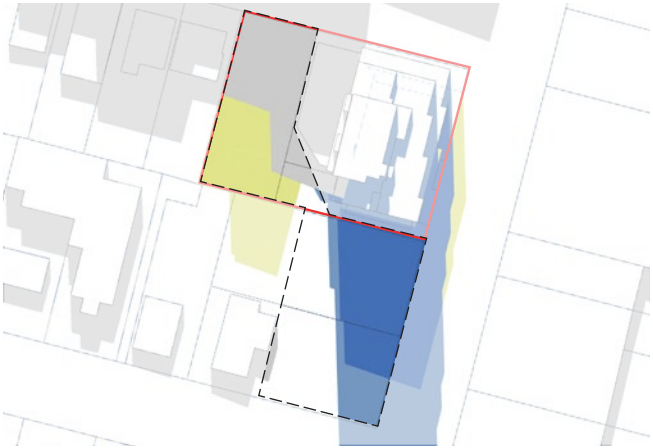
Figure 33 Shadow impacts on public open space - 21st June between the hours of 9am - 3pm

12PM

	AREA OF OPEN SPACE	AREA OF OPEN SPACE IN SUNLIGHT	
		COMPLIANT	PROPOSED
Friend Park	1,640 sqm	1025 sqm 63%	783 sqm 48%
Extended Friend Park	1040 sqm	-	462 sqm 44%
TOTAL	2,680 sqm	1025 sqm 63%	1244 sqm 46%

Proposed scheme
results in:

+219 sqm
of sunlit open space



1PM

	AREA OF OPEN SPACE	AREA OF OPEN SPACE IN SUNLIGHT	
		COMPLIANT	PROPOSED
Friend Park	1,640 sqm	1090 sqm 66%	1242 sqm 76%
Extended Friend Park	1040 sqm	-	379 sqm 36%
TOTAL	2,680 sqm	1090 sqm 66%	1621sqm 60%

Proposed scheme
results in:

+531 sqm
of sunlit open space



2PM

	AREA OF OPEN SPACE	AREA OF OPEN SPACE IN SUNLIGHT	
		COMPLIANT	PROPOSED
Friend Park	1,640 sqm	1089 sqm 66%	1451 sqm 88%
Extended Friend Park	1040 sqm	-	605 sqm 58%
TOTAL	2,680 sqm	1089 sqm 66%	2056 sqm 77%

Proposed scheme
results in:

+967 sqm
of sunlit open space

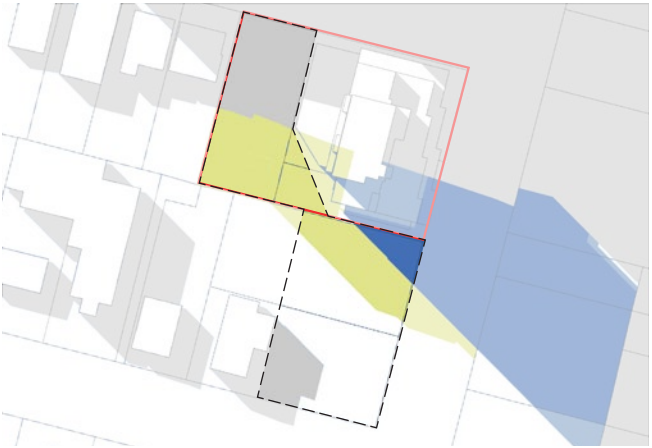


3PM

	AREA OF OPEN SPACE	AREA OF OPEN SPACE IN SUNLIGHT	
		COMPLIANT	PROPOSED
Friend Park	1,640 sqm	1184 sqm 72%	1554 sqm 95%
Extended Friend Park	1040 sqm	-	532 sqm 51%
TOTAL	2,680 sqm	1184 sqm 72%	2086 sqm 78%

Proposed scheme
results in:

+902 sqm
of sunlit open space



VISUAL CHANGE ANALYSIS

Cumberland Council and the local community have a clearly defined vision as to how they want the future built form character of Wentworthville. The Wentworthville Centre Revitalisation Strategy states that the built form is to be predominately 8 storeys in height and consist of a street wall typology. Strategically placed towers should be located near the railway station, to reinforce key entries, the core of the centre and where public domain improvements are being made.

A visual change analysis for both the compliant and the proposed built form was considered in the context of the future Wentworthville Town Centre.

- 1 The site is located on Station street -which is the main street which links pedestrians directly to the Wentworthville Train Station, and is located on the southern boundary of the retail core. The proposed built form is 17 storeys, and acts as a visual marker to define and reinforce this southern entrance into the heart of Wentworthville. The consolidated built form on the eastern side of the site means that a direct line of sight is maintained from both Station Street and Friend Park into the retail centre. The pedestrian connection that follows desire lines is also very generous in size, meaning that it will be frequently used and will appear to be safe.

The compliant building is 8-storeys in height with a street wall at 4 storeys, which is consistent with the surrounding built form. When looking north from Station Street, the compliant building blocks out all views to the retail core and the pedestrian link does not have clear desire lines to the retail core.

- 2 The ground level of the proposed built form is setback from Station Street by 4 metres and Friend Park by 2 metres. These two facades are active retail frontages, and therefore setbacks have been adopted to allow for outdoor dining as a transition between built form and Station Street. The podium level built form extrudes over the setback to Station Street and is built to boundary, and therefore responds to the podium levels of neighbouring buildings.

The compliant built form is built to both the Station Street and Friend Park boundaries. Considering these facades are to be active retail frontages, no outdoor dining would be possible.

- 3 The northern side of Pritchard Street East is the retail heart of Wentworthville, and includes active ground floor retail with apartments above. The future built form of these buildings is generally 7 storeys. The southern side of Pritchard Street East will in the future be a mostly residential street, consisting of apartment buildings that are lower in height. The proposed built form sits adjacent to the lower apartment buildings and defines the corner of primary street Station Street. The proposed built form adds variation and visual interest into the skyline, while still relating to the taller built form on the northern side.

The compliant built form appears to be of the same height as the adjacent buildings, giving the skyline a repetitious and dull feel.

- 4 The built form on the western side of Station Street extending north towards the train station have height limits of up to 53 metres. The proposed built form, when looking south down Station Street, is in keeping with the adjacent buildings fronting the street, both in height and in street wall character.



Figure 35 Visual change key plan

1 VIEW LOOKING NORTH FROM STATION STREET

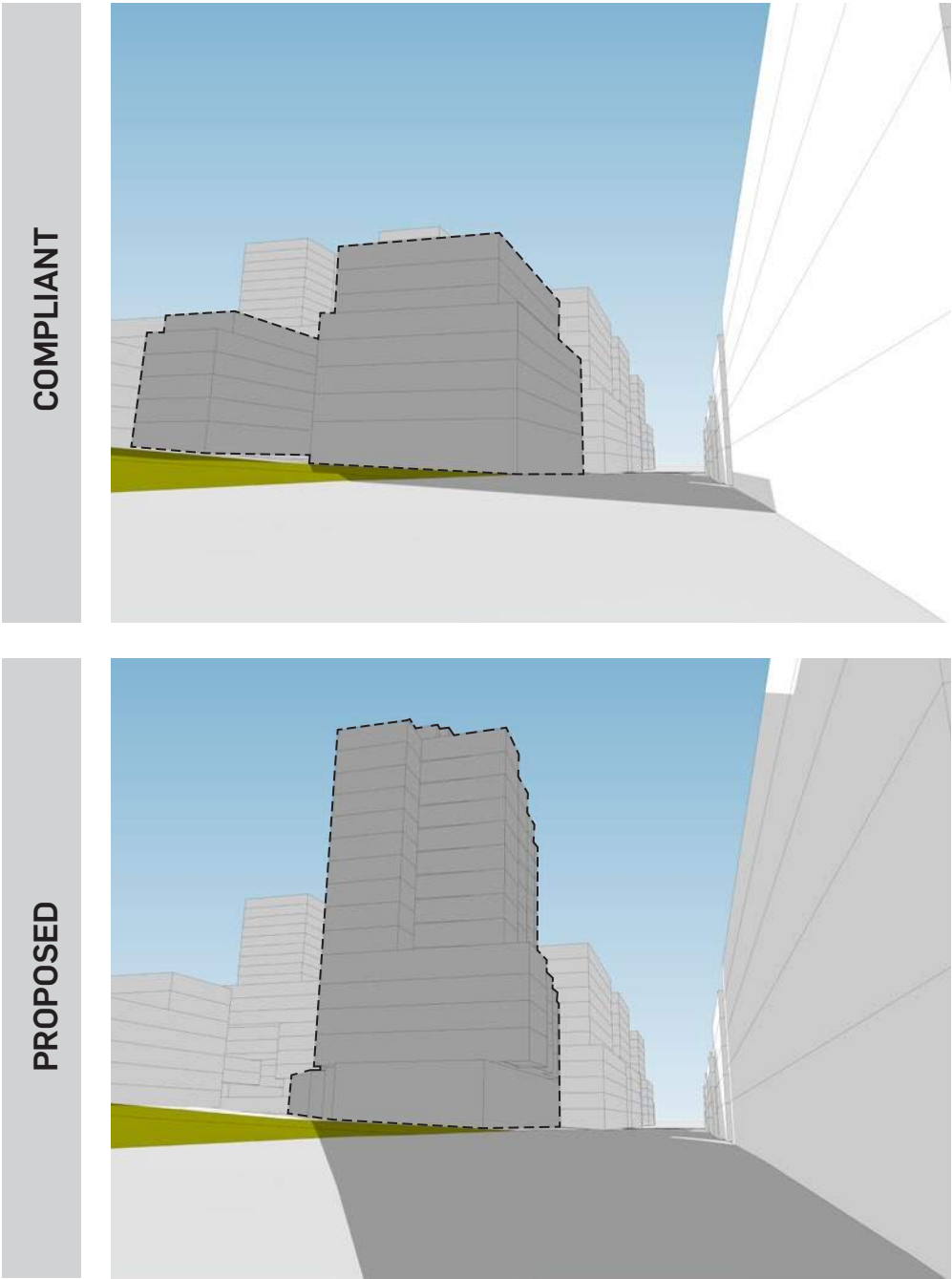
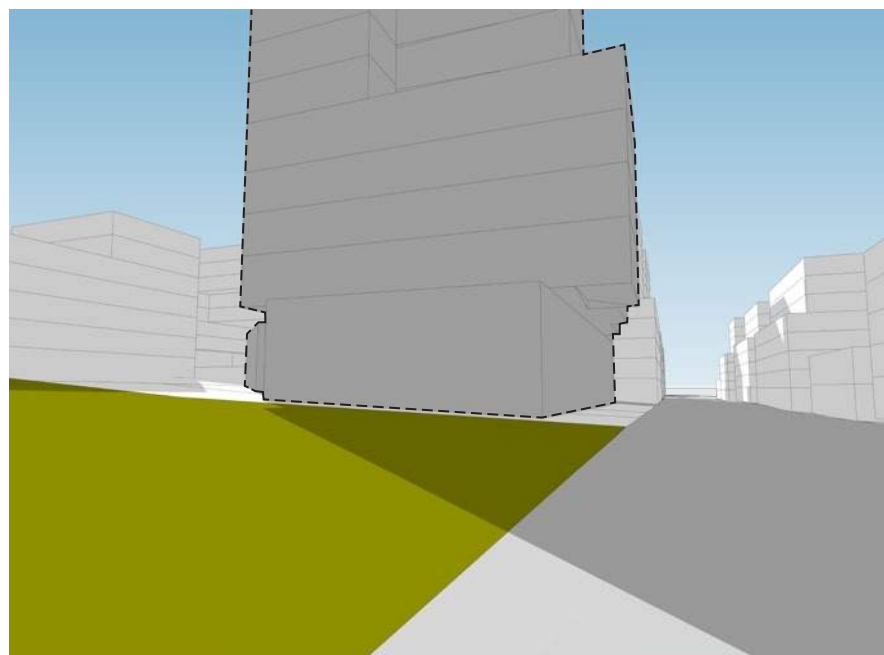
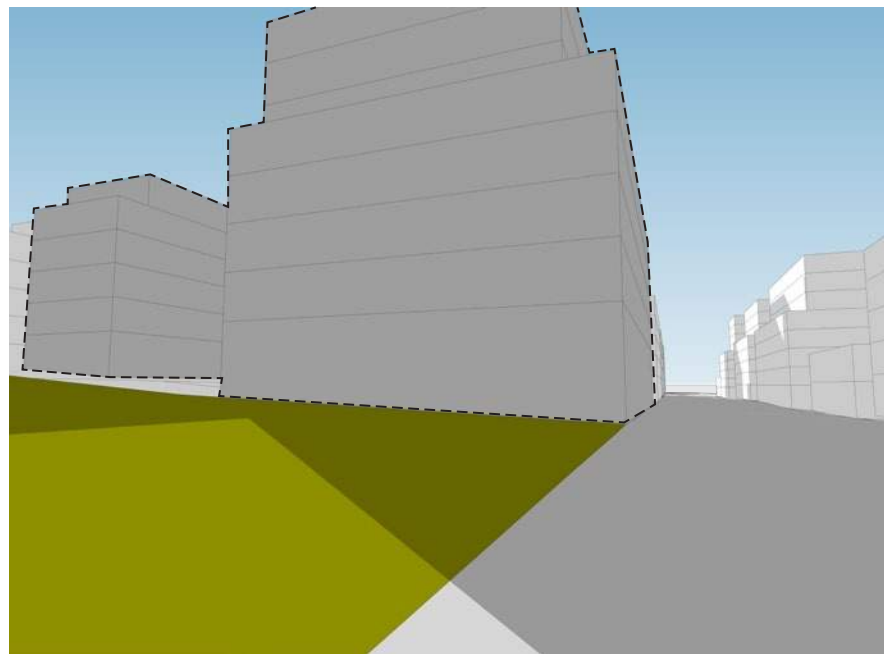


Figure 34 Key views of compliant and proposed built form in the context of future built form

2 VIEW LOOKING NORTH FROM FRIEND PARK



3 VIEW LOOKING EAST FROM PRITCHARD STREET EAST



4 VIEW LOOKING SOUTH FROM STATION STREET



